

HERNANDO COUNTY BOARD OF COUNTY COMMISSIONER APPROVED THE PETITIONER'S REQUEST TO REZONE FROM AG AND R-19 TO CPOP TO INCLUDE GENERAL COMMERCIAL WITH LIMITED C-2 USES, MULTIFAMILY, OFFICE PROFESSIONAL WITH LIMITED C-1 USES, A CONGREGATE CARE FACILITY, AND A REDUCTION IN SETBACK AT THEIR MARCH 10, 2009 MEETING (FILE NUMBER H0152), WITH THE FOLLOWING MODIFIED CONDITIONS:

1. THE PETITIONER MUST OBTAIN ALL PERMITS FROM HERNANDO COUNTY AND MEET ALL APPLICABLE LAND DEVELOPMENT REGULATIONS, FOR EITHER CONSTRUCTION OR USE OF THE PROPERTY, AND COMPLETE ALL APPLICABLE DEVELOPMENT REVIEW PROCESS.

2. THE DEVELOPER SHALL PROVIDE AN ACCESS MANAGEMENT STUDY AND TRAFFIC ANALYSIS FOR REVIEW AND APPROVAL BY THE COUNTY ENGINEER PRIOR TO THE ISSUANCE OF ANY PERMITS FOR THE PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE FULL COST OF A TRAFFIC SIGNAL IF WARRANTED. IN ADDITION, THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL OPERATIONAL AND/OR LINK IMPROVEMENTS DETERMINED NECESSARY BY THE ACCESS MANAGEMENT STUDY AND TRAFFIC ANALYSIS.

3. PERMITTED USES:
A) OUTPARCEL 1 AND 2:
- PD(P)PLANNED DEVELOPMENT PROJECT (OFFICE PROFESSIONAL) USE ONLY
B) OUTPARCEL 3 THRU 11:
- PD(P)PLANNED DEVELOPMENT PROJECT (GENERAL COMMERCIAL) WITH LIMITED C-2 USES TO ALLOW DRIVE-IN RESTAURANT, TIRE AND AUTO ACCESSORY, PRINTING AND PUBLISHING
C) PARCEL A NORTH HALF:
- PD(P)PLANNED DEVELOPMENT PROJECT (OFFICE PROFESSIONAL) TO INCLUDE ALL C-1 USES EXCLUDING HOTELS AND MOTELS
D) PARCEL A SOUTH HALF:
- PD(P)PLANNED DEVELOPMENT PROJECT (GENERAL COMMERCIAL) WITH LIMITED C-2 USES TO ALLOW AUTOMOTIVE DEALER ESTABLISHMENTS, INCLUDING THE PRINCIPAL SELLING OF USED CARS, AUTOMOBILE DEALER ESTABLISHMENTS FOR THE PRINCIPAL SELLING OF NEW CARS WITH SERVICE ESTABLISHMENTS INCLUDING BODY SHOPS, TIRE AND AUTO ACCESSORY, PRINTING AND PUBLISHING

4. THE LANDSCAPE PLAN SHALL BE DESIGNED TO PROVIDE CLEAR SIGHT WINDOWS AND SIGHT TRIANGLES AT ALL POINTS OF EXTERNAL ACCESS AND TO THE INTERNAL ROADWAYS.

5. A MINIMUM 35' LANDSCAPE BUFFER SHALL BE MAINTAIN ALONG US HWY 19.

6. A CROSS PARKING AND CROSS ACCESS AGREEMENT BETWEEN THE COMMERCIAL OUTPARCELS AND THE COMMERCIAL CENTER SHOULD BE PROVIDED AT TIME OF FINAL PLAT REVIEW.

7. MINIMUM PERIMETER BUILDING SETBACKS FOR COMMERCIAL AND OFFICE PROFESSIONAL:
US HWY 19: 75'
FRONTAGE ROAD/ACCESS ROAD: 35'
LAKE IN THE WOODS DRIVE: 35' FOR OUTPARCEL 1
SIDE: 20'
REAR: 35'
A MINIMUM 10' SEPARATION BETWEEN STRUCTURES.

8. THE PETITIONER SHALL MEET ALL OF THE LARGE RETAIL PROJECT DESIGN STANDARDS AS INDICATED IN THE COUNTY'S LAND DEVELOPMENT REGULATIONS.

9. THE DESIGN OF THE "OVERALL" SHOPPING CENTER SHALL COMPLY WITH THE REQUIREMENT TO PROVIDE 20% OF THE PARKING TO THE SIDE AND REAR OF THE LARGE RETAIL DEVELOPMENT. THE INDIVIDUAL OUTPARCELS WILL NOT HAVE TO MEET THESE REQUIREMENTS.

10. THE DEVELOPMENT MUST PROVIDE DETAILED ELEVATION PLANS AND/OR RENDERINGS AND SITE PLANS ILLUSTRATING THE PROPOSED FACADE AND SITE DESIGN AT THE TIME OF PERMITTING. THE SITE AND BUILDING DESIGN MUST DEMONSTRATE COMPLIANCE WITH THE COUNTY'S DESIGN STANDARDS FOR LARGE RETAIL DEVELOPMENT, AND SHALL USE ARCHITECTURAL FEATURES, TEXTURES AND MATERIALS CONSISTENT WITH THE OTHER DEVELOPMENT IN THE AREA.

11. THE PETITIONER SHALL PROVIDE A WILDLIFE SURVEY PREPARED BY A QUALIFIED PROFESSIONAL, PRIOR TO ANY DEVELOPMENT OCCURRING ON THE PROPERTY. FURTHER, COPIES OF ANY REQUIRED PERMITS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF DEVELOPMENT PERMITS BY HERNANDO COUNTY.

12. FLORIDA YARDS AND NEIGHBORHOODS (FYN) PRINCIPLES SHALL BE USED FOR LANDSCAPING WITHIN THE DEVELOPMENT.

13. MINIMUM SETBACKS FOR MULTIFAMILY ZONED PARCEL:
FRONTAGE ROAD: 75'
NORTH: 10'
SIDE: 10'
WEST: 25'
A MINIMUM 15' SEPARATION BETWEEN MULTIFAMILY STRUCTURES.

14. A MINIMUM 15% USABLE OPEN SPACE SHALL BE PROVIDED FOR THE MULTIFAMILY. WITH 5% TO BE PRESERVED AS NATIVE VEGETATION.

15. THE MAXIMUM BUILDING HEIGHT FOR THE MULTIFAMILY SHALL BE THREE (3) STORIES.

16. THE MULTIFAMILY DEVELOPMENT SHALL BE LIMITED TO 225 UNITS AND SHALL BE AGE RESTRICTED TO 55 OR OLDER AND/OR AN AGE RESTRICTED ASSISTED LIVING FACILITY (ALF).

17. THE DEVELOPER SHALL MEET THE MINIMUM PARKING REQUIREMENTS AS REQUIRED BY THE COUNTY'S LDRS.

18. THE PETITIONER SHALL PROVIDE TWO (2) ACCESS POINTS TO THE MULTIFAMILY DEVELOPMENT AREA FROM THE FRONTAGE ROAD.

19. A TREED ROADWAY ACCESS SHALL BE PROVIDED WITHIN THE MULTIFAMILY DEVELOPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY LDRS.

20. THE PETITIONER SHALL PROVIDE THE FOLLOWING MINIMUM BUFFERING:
A) 20' LANDSCAPE BUFFER WITH 80% OPACITY ALONG LAKE IN THE WOOD DRIVE.
B) 5' LANDSCAPE BUFFER ALONG THE FRONTAGE ROAD ADJACENT TO THE MULTIFAMILY.
C) 5' LANDSCAPE BUFFER WITH 80% OPACITY AGAINST THE SOUTHERN ADJACENT AGRICULTURAL PROPERTY.
D) THE UPLAND AREA WEST OF THE WETLAND SHALL BE DESIGNED AS OPEN SPACE.

21. THE PETITIONER SHALL PROVIDE A 35' NATURAL BUFFER AT 80% OPACITY ALONG THE WEST ADJACENT MULTIFAMILY DEVELOPMENT. IF A BODY SHOP IS CONSTRUCTED, THE BODY SHOP SHALL BE ORIENTED TOWARDS THE SOUTH AWAY FROM THE PROPOSED MULTIFAMILY DEVELOPMENT.

22. ALL BUILDINGS AGAINST THE MULTIFAMILY DEVELOPMENT MUST MAINTAIN A 100' SETBACK.

23. AN ARCHAEOLOGICAL SURVEY SHALL BE PERFORMED BY A QUALIFIED PROFESSIONAL AND SUBMITTED TO THE COUNTY PRIOR TO DEVELOPMENT. IN THE EVENT THAT ARCHAEOLOGICAL ARTIFACTS ARE DISCOVERED DURING CONSTRUCTION, THE DEVELOPER SHALL STOP CONSTRUCTION IN THAT AREA AND IMMEDIATELY NOTIFY THE COUNTY, WRPC, DCA AND THE DIVISION OF HISTORICAL RESOURCES OF THE FLORIDA DEPARTMENT OF STATE.

24. THE PETITIONER SHALL CONDUCT A GEOTECHNICAL STUDY TO DETERMINE IF KARST FEATURES OR VOIDS ARE PRESENT ON SITE. ALL DEVELOPMENT MUST COMPLY WITH THE COUNTY'S GROUND WATER PROTECTION ORDINANCE.

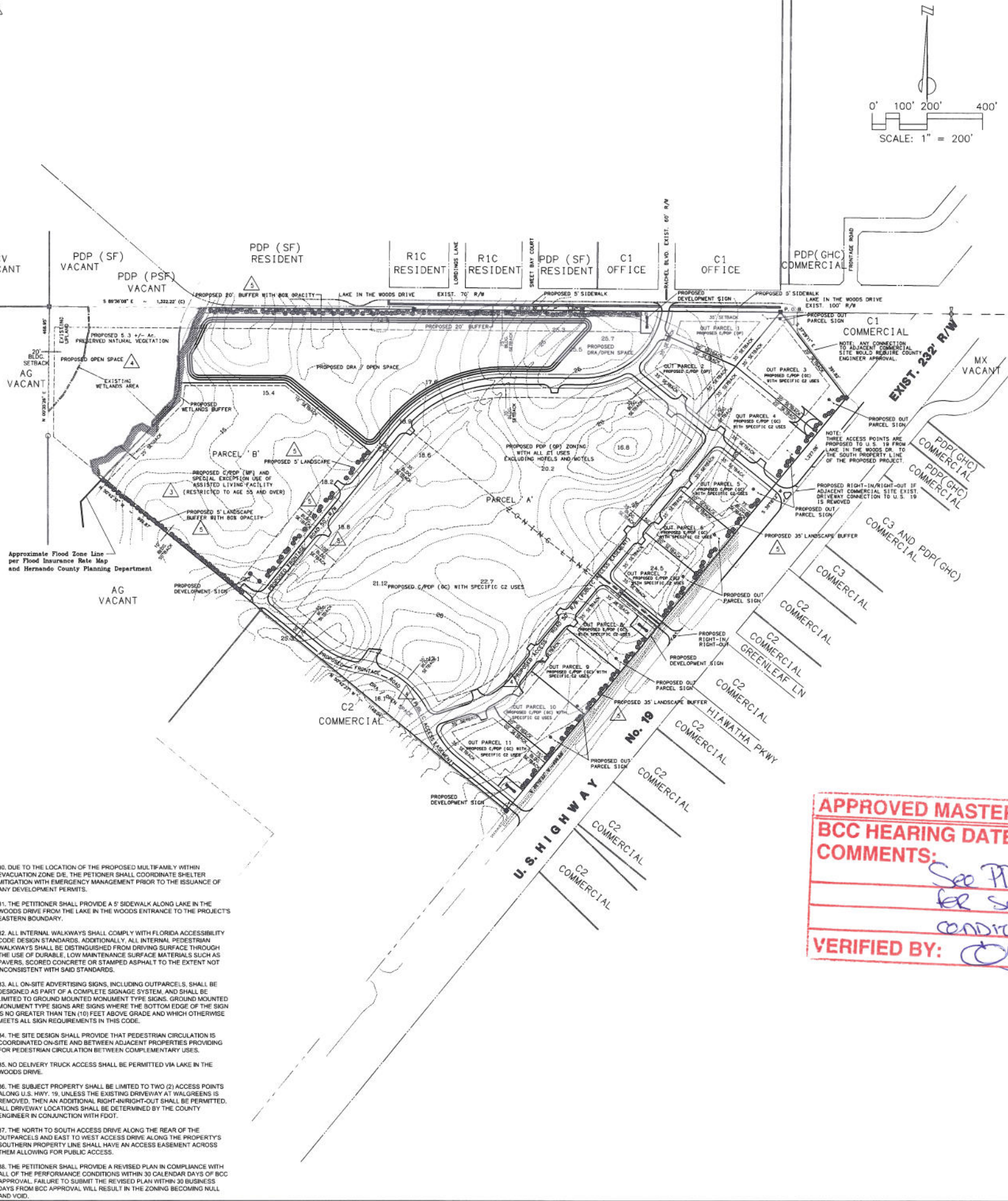
25. THE PETITIONER SHALL PROVIDE OPEN SPACE FOR THE COMMERCIAL/OFFICE PROFESSIONAL DEVELOPMENT AS REQUIRED BY THE COUNTY'S COMMUNITY APPEARANCE ORDINANCE.

26. THE COMMERCIAL/OFFICE PROFESSIONAL PARCELS SHALL MEET THE MINIMUM LARGE RETAIL OUTDOOR LIGHTING DESIGN STANDARDS AS REQUIRED BY THE COUNTY'S LDRS.

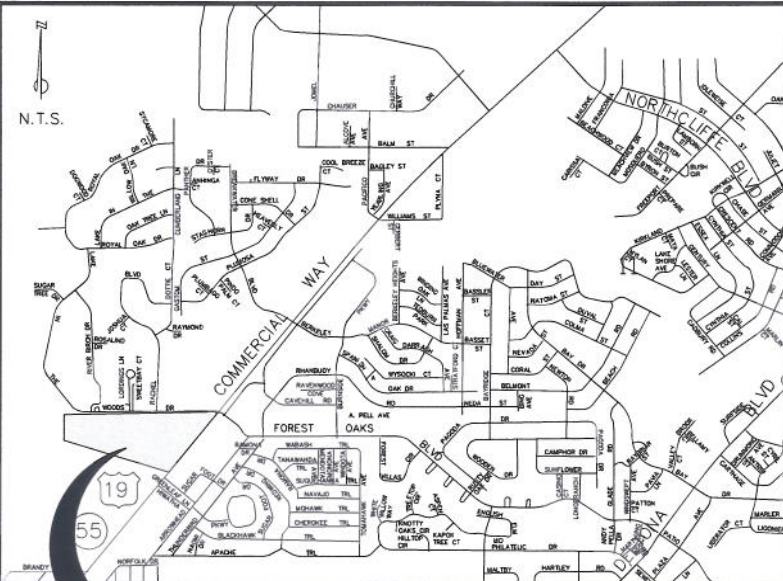
27. THE PETITIONER SHALL PROVIDE A FRONTAGE ROAD IN ACCORDANCE WITH THE TERMS OF THE COUNTY'S FRONTAGE ROAD ORDINANCE.

28. THE PROJECT SHALL BE LIMITED TO 394,000 SQUARE FEET OF COMMERCIAL/OFFICE PROFESSIONAL INCLUDING ALL OUTPARCELS.

29. THE DEVELOPER SHALL PROVIDE TRANSIT FACILITIES WITHIN CLOSE PROXIMITY OF THE RETAIL CENTER AS REQUIRED BY THE COUNTY MPO DURING THE DEVELOPMENT PROCESS.



APPROVED MASTER PLAN
BCC HEARING DATE: 3/10/09
COMMENTS:
See PD 43 for specific conditions
VERIFIED BY: *[Signature]*



SITE DATA
APPLICANT:
FLAG METS I, LLC
5555 GLENHURST CONNECTION, SUITE 1100
ATLANTA, GA 30342
PARCEL KEY NUMBERS: 00378042
PARCEL AREA = APPROX. 72+/- ACRES
LOCATED IN SECTION 16, TOWNSHIP 23S., RANGE 17E,
HERNANDO COUNTY, FLORIDA
PREVIOUS ZONING: R19 AND AG
APPROVED ZONING: CPOP (GP), CPOP (GP) WITH ADDITIONAL SPECIFIC C2 USES, CPOP (GP), CPOP (GP) WITH ADDITIONAL SPECIFIC C1 USES, (MP) AND THE SPECIAL EXCEPTION USE OF ASSISTED LIVING FACILITY.
C2 USES BEING REQUESTED FOR PARCEL A' SOUTH HALF CONSIST OF:
• AUTOMOTIVE DEALER ESTABLISHMENTS, INCLUDING THE PRINCIPAL SELLING OF USED CARS.
• TIRE AND AUTOMOTIVE ACCESSORY ESTABLISHMENTS.
• AUTOMOTIVE DEALER ESTABLISHMENTS FOR THE PRINCIPAL SELLING OF NEW CARS WITH SERVICE ESTABLISHMENTS INCLUDING BODY SHOPS.
• PUBLISHING AND PRINTING SERVICE ESTABLISHMENTS.
C1 USES BEING REQUESTED FOR PARCEL A' NORTH HALF CONSIST OF:
• ALL C1 USES EXCLUDING HOTELS AND MOTELS.
C2 USES BEING REQUESTED FOR OUT PARCELS 3 THROUGH 11 CONSIST OF:
• DRIVE-IN RESTAURANTS.
• TIRE AND AUTOMOTIVE ACCESSORY ESTABLISHMENTS.
• PUBLISHING AND PRINTING SERVICE ESTABLISHMENTS.
FUTURE LAND USE MAP DESIGNATION: COMMERCIAL AND RESIDENTIAL
FLOOD INSURANCE RATE MAP (FIRM):
COMMUNITY PANEL NO. 120110 G080 B EFFECTIVE APRIL 17, 1984, ZONE B AND C.
THE PARCEL IS WITHIN:
• A STORM SURGE CATEGORY 3.
• EVACUATION ZONE: D/E.
PERIMETER SETBACK AT PROPERTY LINE:
FROM U.S. 19 (FRONT): 75'
FROM LAKE IN THE WOODS DRIVE (SIDE): AS SHOWN (35'-75')
FROM FRONTAGE ROAD: 35'

LAND USE			
LAND USE		AREA	INTENSITY
COMMERCIAL AND OFFICE	SITE	39 +/- Ac.	394,000 S.F. MAXIMUM
	(PARCEL 2) RESIDENTIAL	15 +/- Ac.	225 UNITS MAXIMUM
DRAINAGE RETENTION AREA		6.4 +/- Ac.	
OPEN SPACE/WETLAND		5.3 +/- Ac.	
FRONTAGE ROAD AND ACCESS ROADS		6.3 +/- Ac.	
TOTAL PARCEL ACREAGE		72 +/- AC.	

NOTE: 7% PRESERVED NATURAL VEGETATION (INCLUDES WETLAND AREA) = 5.3 +/- AC.

REZONING/MASTER PLAN
Flag Mets
U.S. 19

DRAWING INVALID, UNLESS SIGNED, DATED & SEALED BY REGISTERED PROFESSIONAL

Engineering
Planning
Surveying
Civil
Environmental
Construction Management
Coastal
engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 796-9359
ES-0000142

SCALE OF DOCUMENT
THE EXISTING CONDITIONS OF THE PROPOSED AREA AND ADJACENT AREAS ARE SHOWN AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

DATE	REV. BY	REV. NO.	REVISION
9-30-08	MRU	1	REVISED PER COUNTY COMMENTS
12-17-08	MRU	2	REVISED PER COUNTY 12-16-08 COMMENTS
2-06-09	MRU	3	ADDED AGE RESTRICTION NOTE
2-27-09	MRU	4	REV PER COUNTY (ADD PUBLIC ACCESS & OPEN SPACE)
3-24-09	MRU	5	REV. PER BCC APPROVAL

SHEET
1
OF 1 SHEET
JOB NO.: 08009