



STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 9, 2026
Board of County Commissioners: May 5, 2026

APPLICANT: ART ERI, LLC

FILE NUMBER: H-26-07

REQUEST: Re-Establish Master Plan on Property Zoned PDP(SF)/ Planned Development Project (Single Family)

GENERAL LOCATION: North of Norvell Road, east of Sheffield Road, south of Courtland Road and west of Ludlow Lane

PARCEL KEY NUMBER(S): 1850562

APPLICANT'S REQUEST

The applicant is requesting to reestablish a Master Plan for a previously approved Planned Development Project for single family homes. The subject property was rezoned to Planned Development Project Single Family under file H-21-02 on April 13, 2021. As advised in the summary of the approved file (H-21-02) approximately 1 acre was sold off. The project initially consisted of 6.6 acres under H-21-02, currently the parcel is 5.3 acres.

The petitioner has indicated the use of individual advanced septic systems for each lot in accordance with Section 28-99 of the Hernando County Code of Ordinances. The petitioner's proposed minimum lot size is 10,000 square feet. The proposed lot sizes comply with the minimum code criteria based upon the total acreage and average lot size based upon an additional restriction placed upon proposed Tract A, which is identified on the Master Plan. These proposed lots are similar in size to other residential lots in the area, which are served by standard septic tanks. Prior to the division of the 1 acre the overall gross density of the proposed project was less than 1.8 per acre. Currently the gross density would equate to less than 2.3 dwelling units per acre. The proposed site has remained undeveloped since the previous Master Plan approval. The applicant is requesting no changes or deviations from the previously approved master plan.

Site Characteristics

Site Size	5.3 Acres
Surrounding Zoning; Land Uses	North: PDP(SF); Single-Family Residential South: PDP(SF); Single-Family Residential East: PDP(SF); Single-Family Residential West: PDP(SF); Single-Family Residential
Current Zoning:	PDP(SF); Single-Family Residential
Future Land Use Map Designation	Residential

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water management district and FWC permits.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has reviewed the petitioner's request and has the following comments:

- HCUD does not currently provide water or wastewater service to the subject parcel.
- Central water service is available.
- Central wastewater service is not available.
- HCUD has no objection to the proposed master plan revision to divide the parcel into twelve (12) 0.25-acre lots, subject to the following conditions:
 - Approval from the Health Department for an appropriate Onsite Sewage Treatment and Disposal System (OSTDS).
 - Connection to the central water system at the time of site development.

ENGINEERING REVIEW

The subject site is located north of Norvell Road, east of Sheffield Road, south of Courtland Road, and west of Ludlow Lane. The County Engineer has reviewed the petitioner's request and provided the following comment:

- Verify the Summary on Page 2 of the narrative, which states: "...to develop forty-two (12) lots for single-family homes." (The reference to "forty-two" was identified as a typographical error.)

The petitioner has submitted an amended narrative correcting the total number of lots to twelve (12). The County Engineering Department has no further concerns.

LAND USE REVIEW

The applicant is proposing to reestablish a Master Plan on Property Zoned PDP(SF)/ Planned Development Project (Single Family) with no requested deviations.

Internal Setbacks:

- Front: 25'
- Side: 10'
- Rear: 20'

A 5' natural buffer is proposed along the boundaries of the property adjacent to existing and residential lots.

Comments: No deviations in setbacks are being requested

Lot Sizes and Layout

The Hernando County Code of Ordinances, Section 28-99 – Restrictions as to number of systems per lot provides the regulatory framework for new residential developments utilizing septic tanks for wastewater disposal:

Sec. 28-99. - Restrictions as to number of systems per lot.

- In residential developments where a central water supply system is utilized, a maximum of one individual sewage disposal system per twenty-one thousand five hundred (21,500) square foot lot is allowed.
- In residential developments where individual wells are utilized, a maximum of one individual sewage disposal system per each one (1) acre lot is allowed.
- In planned development projects on a central water supply, the minimum lot size requirements per individual sewage disposal may be modified provided the overall density of the project does not exceed one (1) septic tank per twenty-one thousand five hundred (21,500) square feet and is subject to approval by the county planning and zoning commission.

Comments: For consistency and to maintain the historical context of the file, the following comment from the initial rezoning staff report is incorporated into the current rezoning review for clarification:

“The petitioner is requesting a minimum lot size of 10,000 square feet. The site is 6.6 acres; however, the petitioner initially had requested approximately 1.0 acre to be sold to an adjacent property owner without any development restrictions. This left a total project area for the proposed development of 243,936 square feet and the potential of an additional septic to be developed on the remaining acre once sold. The 12 lots requested would equate to an average of one septic tank per 20,328 square feet of site

area. This distribution did not meet the minimum septic tank density of 1 tank per 21,500 square feet of site area, Section 28-99(C) of the Code of Ordinances and it was recommended that the maximum number of lots allowable on this parcel be reduced to eleven (11).

After the initial analysis, the petitioner limited the site development potential of the 1-acre lot being sold to the adjacent property owner (referred to as Tract A on the master plan). The revised master plan states that Tract A is designated as a buffer and no primary dwelling unit or additional septic system will be located on this tract. With this development restriction, the total acreage for the property can be used to calculate the septic tank density. The project area, including Tract A, is 287,496 square feet. The 12 lots requested would result in an average of one septic tank per 23,958 square feet of site area. This distribution meets the minimum septic tank density of 1 tank per 21,500 square feet of site area, Section 28-99(C) of the Code of Ordinances.”

COMPREHENSIVE PLAN REVIEW

Future Land Use Element

Strategy 1.04A(3):

The **Residential Category** accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Residential Category Objective 1.04B:

The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1):

Commercial and institutional uses within the Residential Category are generally associated with medium and high-density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Strategy 1.04B(2):

Future residential development will be planned to locate where the Residential Category predominates on the

Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing
Strategy 1.04B(3):

The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Comments:

The subject property is located within a residential land use category. The density proposed is 0.9 dwelling/acre, which is consistent with the density of the surrounding existing residential development.

Utilities Element

Wastewater Treatment Advancements

Strategy 6.03E(2):

The County should consider methods to alleviate nutrient pollution from septic tanks including connection to central systems and the appropriate use of advanced on-site systems for single or multiple lots.

Comments:

According to the Florida Department of Health in Hernando County, since the subject site is located within the Weeki Wachee Priority Focus Area, the developer will be required to utilize nitrogen reducing systems for each individual residential lot, as the lot sizes requested are under 43,560 square feet.

Conservation Element

Invasive and Noxious Species

Objective 10.01D:

Protect plant and animal communities from the spread of invasive and noxious exotic species.

Strategy 10.01D(1):

Identify problem areas where invasive exotic vegetation may threaten the functional integrity of upland, wetland and aquatic ecosystems. Plant species included on the State of Florida's Noxious Weed List and on the Florida Exotic Pest Plant Council list for the central Florida region should be included in the inventory.

Strategy 10.01D(6):

Implement Florida Friendly Landscaping techniques as a means of increasing vegetation community resiliency and

resistance to the recruitment and spread of exotic and noxious plants.

Comments:

Invasive plant species are present on the subject site. These species will need to be identified and removed during the development process. In addition, Florida Friendly Landscaping techniques should be implemented as well.

FINDINGS OF FACT

The request to Re-Establish the Master Plan on Property Zoned PDP(SF)/ Planned Development Project (Single Family) is appropriate based on the following findings of fact:

- No deviations are requested from the initially approved Master Plan
- The request is consistent with the Comprehensive Plan and is compatible with the surrounding uses.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to reestablish the Master Plan for a property zoned PDP(SF)/ Planned Development Project (Single Family) with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. A wildlife survey shall be prepared by a qualified professional to identify any other listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program materials and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational materials are available through the Hernando County Utilities Department.
5. Invasive plant species shall be identified during the construction plan review and removed during the development process.
6. The developer shall complete a water capacity analysis (including necessary fire service/hydrant spacing) during the subdivision review process and connect to the central water system at the time of vertical construction.
7. The subject property is located within the Weeki Wachee Priority Focus Area of Springs Protection and is subject to nitrogen reducing systems if any individual lot is less than 43,560 square feet.
8. Minimum Building Setbacks:
 Front: 25'
 Side: 10'
 Rear: 20'
9. A 5' natural vegetated buffer enhanced to 80% opacity shall be constructed along the boundaries of the property adjacent to existing residential lots.

10. The minimum lot size of 10,000 square feet is approved, subject to a maximum of 12 lots to comply with the minimum septic tank density requirements in Section 28-99(c) of the Hernando County Code of Ordinances. Tract A will be designated as a buffer, and no primary dwelling unit or additional septic system will be located on this tract.
11. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
12. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On March 9, 2026, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to reestablish the Master Plan for a property zoned PDP(SF)/ Planned Development Project (Single Family) with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. A wildlife survey shall be prepared by a qualified professional to identify any other listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.
4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program materials and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational materials are available through the Hernando County Utilities Department.
5. Invasive plant species shall be identified during the construction plan review and removed during the development process.

6. The developer shall complete a water capacity analysis (including necessary fire service/hydrant spacing) during the subdivision review process and connect to the central water system at the time of vertical construction.
7. The subject property is located within the Weeki Wachee Priority Focus Area of Springs Protection and is subject to nitrogen reducing systems if any individual lot is less than 43,560 square feet.
8. Minimum Building Setbacks:
 - Front: 25'
 - Side: 10'
 - Rear: 20'
9. A 5' natural vegetated buffer enhanced to 80% opacity shall be constructed along the boundaries of the property adjacent to existing residential lots.
10. The minimum lot size of 10,000 square feet is approved, subject to a maximum of 12 lots to comply with the minimum septic tank density requirements in Section 28-99(c) of the Hernando County Code of Ordinances. Tract A will be designated as a buffer, and no primary dwelling unit or additional septic system will be located on this tract.
11. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
12. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.