

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 9, 2024
Board of County Commissioners: October 22, 2024
Planning & Zoning Commission: January 13, 2025
Board of County Commissioners: February 25, 2025
Planning & Zoning Commission: April 14, 2025
Board of County Commissioners June 3, 2025
Planning & Zoning Commission: August 11, 2025
Board of County Commissioners: October 7, 2025
Board of County Commissioners: November 4, 2025

APPLICANT: Society Hill Capital Partners, LLC

FILE NUMBER: H-24-20

REQUEST: Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations and Establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station

GENERAL

LOCATION: North side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41

PARCEL KEY NUMBERS: 337399, 338423, 1355893

PUBLIC INQUIRY WORKSHOP: December 3, 2024

APPLICANT'S REQUEST:

The petitioner is requesting a rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/Planned Development Project (Resort Residential) with Deviations and establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station to develop one (1) private golf courses with associated amenities and resort style lodging.

The three (3) parcel property totaling 292.2 will be developed with a private golf club, complete with a golf course, clubhouse, 4–8-unit cottages owned by the Golf Club and ancillary facilities (including but not limited to, maintenance facilities, restaurant, pro shop, comfort stations, practice facilities, etc.) Onsite lodging for up to 68 guests. Several styles of lodging are being considered, including resort cottage dwellings, and bedroom units within the clubhouse. The lodging will be available only to members and their guests and will not be open to the public. Subdivision of residential lots is not being considered.

The clubhouse was proposed to be located on parcel Key 337399 (largest parcel north of Lake Lindsey Road), central to the parcel and set back sufficiently from Lake Lindsey Road. The clubhouse will contain common space, recreation space and a Kitchen. The clubhouse and restaurant will be open only to members and will not be open to the public. The clubhouse and maintenance facility were proposed to not exceed 30,000 square feet. The proposed maintenance facility will be located on either parcel key 337399 or parcel key 1355893 and sufficiently setback from Lake Lindsey Road to shield from view.

The golf course will consist of an 18-hole course on the north side of Lake Lindsey Road. **A**

Requested Deviations:

- Hernando County Land Development Regulations require all structures in the Resort Residential zoning districts to be on a central sewer system. Due to the rural nature of the subject site and no available sewer or water in the area, the petitioner is requesting that septic be permitted or the minimum requirements of the Hernando County Health Department.
- The applicant is requesting the Master Plan duration be extended from the County LDR PDP/Planned Development Project required 2 years to a maximum period of 5 years. Justification for the request are as follows:
 - Due to the nature of the project, a longer lead time will be required for the planning of the golf course

SITE CHARACTERISTICS:

Site Size	262.2 acres
Surrounding Zoning; Land Uses	North: AG; Undeveloped South: AG; Undeveloped, Single Family East: AG; Single Family West: AG; Undeveloped
Current Zoning:	AG (Agricultural)
Future Land Use Map Designation:	Rural

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand, Flemington Fine Loamy, Arredondo Fine Sand, Sparr Fine Sand, Blichton Loamy Fine Sand and Micanopy Loamy Fine Sand.

Comments: Candler Fine Sand and Kendrick Fine Sands provides habitat suitable for gopher tortoises (a listed species) and commensal species. A comprehensive floral survey shall be prepared by a qualified professional at the construction plan approval stage of development. The petitioner will be required to comply with all applicable FWC regulations and permitting.

Protection Features: There are no protection features (Wellhead Protection Areas (WHPAs) present on this parcel.

Hydrologic Features: There are two (2) isolated wetlands on the subject parcels (one in the north and another on the south). There are no hydrologic features Special Protection Areas (SPAs), sinkholes, karst sensitive areas, or wetlands) according to County records.

Flood Zone: C

Comments: The property has a natural drainage area associated with FEMA Zone AE located on the north center of the property. Drainage to this area will be evaluated during preliminary engineering analysis and permitting. Sufficient open space has been depicted on the proposed zoning master plan to accommodate stormwater retention as required. The exact size and location of drainage retention areas will be determined during the engineering design phase. The final drainage design will be permitted in accordance with the requirements of the Southwest Florida Water Management District (SWFWMD).

Golf Course Details: The proposed golf course shall be designed, constructed, certified, and managed in accordance with the Audubon International Signature Program for new golf courses or a similarly recognized golf course environmental certification program. Golf courses not so certified shall provide adequate documentation that the golf course meets or exceeds equivalent standards of such programs, including compliance monitoring. The following are equivalent minimum design and performance standards for new golf courses not certified by Audubon International:

- a. Improve on-site natural habitats.
- b. Identify, protect, and restore natural features.
- c. Create wildlife corridors and wildlife habitat areas.
- d. Utilize native species in landscaping.
- e. Preserve native trees.
- f. Create and enhance natural areas.
- g. Remove exotic, nuisance and invasive plants.
- h. Enhance wetland edges with aquatic plantings.
- i. Create and preserve open spaces.
- j. Minimize chemical use.
- k. Minimize irrigation and irrigated areas.
- l. Optimize organic fertilizers.
- m. Minimize turf areas and provide natural "no-mow" areas.
- n. Protect wetland hydrology and functions.

SCHOOL BOARD REVIEW:

The applicant is proposing a primarily resort residential, with limited transient residences. No subdivision is being considered. Schools will not be impacted by this project.

At the time of development, the petitioner shall be required to provide the Hernando County School District a copy of the covenants and restrictions for the development indicating that it is a resort residential community, and no permanent residents will live on the site. This will exempt the development from school concurrency requirements.

UTILITIES REVIEW:

The Hernando County Utilities Department has indicated that water and sewer service are not available to the subject site.

Comments: According to the petitioner's narrative, the proposed golf club/resort will be served by private well and septic unless an onsite alternative treatment system is required by the Department of Health. The Hernando County Utilities Department has no objection to this request.

ENGINEERING REVIEW:

The subject sites are located on the north and south side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41. The petitioner has indicated a single access to the north parcel which will contain the 18-hole golf course and clubhouse with amenities.

The County Engineer has reviewed the request and indicated the following:

- A Traffic Access Analysis along with a Queuing Analysis is required. A Traffic Signal Warrant Analysis will be required along with the Traffic Access Analysis. Refer to the Hernando County Facility Designs Guideline IV-18 and the Manual on Uniform Traffic Control Devices.
- Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.
- Driveway(s), Parking and Layout will need to meet County Standards.

LAND USE REVIEW:

The petitioner is proposing two zoning districts to accommodate the golf course and resort units. County LDRs limit golf courses to PDP(REC)/Planned Development Project (Recreation) and resort units to PDP(RR)/Planned Development Project (resort Residential). In addition, to set aside 5 acres for the construction of a future fire station, the petitioner is requesting to establish a Public Service Facility Overlay District (PSFOD).

Overall Project Requirements**Proposed Setbacks, Building Height:**

Golf Course Setback: 50' from all property boundaries

Internal Building Setbacks: 10' between buildings

Building Height: 45' (Consistent with the current building height in the Agricultural District)

Proposed Perimeter Building Setbacks:

North:	50'
South:	50'
East:	50'
West:	50'
From Lake Lindsey ROW:	100'

Proposed Buffers:

Where adjacent to private property: 30' Vegetative Natural Buffer (supplemented where necessary)

Along Lake Lindsey ROW: 25' landscape buffer

Comments: The site is adjacent to the Withlacoochee State Forest property on the North and West side of parcel Key 337399 (northern parcel), and adjacent to The Florida Audubon Society property on the West and South of parcel Key 338423. The petitioner has indicated no buffers will be provided in these areas.

Lighting:

The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full or semi-cutoff fixtures as required by the County LDR, to retain all light on site and prevent any light spillage onto neighboring residential uses.

Comments: The subject site is in a rural area. On site lighting shall be designed to be Dark Sky Compliant as to preserve the night sky.

Landscaping:

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.

Resort Residential Requirements

PDP (Resort Residential): All permitted uses and special exception uses allowed in the RR zoning district which have been specifically designated or specified in the narrative or on the master plan.

Permitted Uses in R-R Residential District:

- (a) Resort dwellings.
- (b) Single-family dwellings.
- (c) Two-family dwellings.
- (d) Multifamily dwellings containing up to twelve (12) dwelling units.
- (e) Bed and breakfast establishments.
- (f) Homes of six or fewer residents which meet the definition of a community residential home as defined by State law and which otherwise satisfies the requirements of this zoning code.

Special exception uses:

- (a) Home occupation
- (b) Lodging houses
- (c) Boardinghouses
- (d) Community centers
- (e) Clubhouses
- (f) Gift shops
- (g) Recreational facilities
- (h) Rental stores
- (i) Restaurants

Comments: The petitioner has indicated On-site lodging for up to 68 guests, non-fee simple units which may vary in style from resort cottage dwellings, and/or bedroom units within the clubhouse. If approved, no permanent units shall be permitted.

Definition: Dwelling, resort: A single family, multi-family, or townhouse dwelling which is part of a resort development or project specifically designed and regulated under the Resort Residential (RR) District. These dwellings are leased or purchased, offered for lease or purchase or advertised for lease or purchase on a daily, weekly, monthly, or seasonal basis for tourist or resort usage. This definition does not apply to dwellings permitted in other residential zoning districts that are used as short-term vacation rentals specifically licensed and regulated by the State.

Minimum living area in R-R Residential District: The minimum living area of a single-family dwelling shall be nine hundred (900) square feet. The minimum living area for all other dwellings shall be six hundred (600) square feet. For the purposes of this subsection, "minimum living area" shall mean the minimum floor area of a dwelling unit exclusive of carports, breezeways, unenclosed porches, garages, or terraces.

Comments: The petitioner has requested a deviation from the minimum dwelling unit area of 600 square feet to provide design flexibility based on the proposed unit types. Staff has reviewed the request and approves the deviation.

PDP Recreation Permitted uses

The Planned Development Project (REC) classification allows for the following uses if specifically identified in the master plan:

- Golf Courses • Miniature Golf Course
- Go-cart Tracks
- Tennis Complexes
- Baseball or golf driving ranges
- Bathing Beaches
- Swimming Facilities
- Picnic Grounds
- Amusements piers, mechanical riding devices, carnivals, circuses, animal displays, aquariums, menageries or exhibit museums
- Outdoor rifle, shotgun, pistol or archery ranges
- Natural Buffer areas
- All park districts, including private, mini park/tot lots, neighborhood, community and regional parks
- Recreational Airports
- Other outdoor uses of a recreational nature specifically approved by the Governing Body
- Private airstrips
- Clubhouses and restaurants as accessory use to a permitted use
- Pro Shops as accessory uses to a permitted use
- Concession stands accessory uses to a permitted use
- Zoological Gardens

Comments: The uses proposed for the Planned Development Project (Recreation) PDP(REC) area include outdoor recreation, picnic areas, natural buffers, private hunting for members only, and open space. These activities are all permitted in the PDP(REC) district.

Public Service Facility Overlay District

The petitioner has requested to establish a Public Service Facility Overlay District (PSFOD) to set aside 5 acres for the construction of a future fire station on the site.

Permitted Uses

The following uses are permitted within a Public Service Facility Overlay District:

- Any use permitted in the underlying zoning district.
- Governmental uses and structures consistent with the PSF approval.
- Public service uses and structures consistent with the PSF approval.
- Lime Stabilization and Residual Management Treatment Facilities in the C-4 Heavy Highway Commercial District, the I-1 Light Industrial District and the I-2 Heavy Industrial District only.

Comments: The proposed use is a government use and is consistent with the PSF approval and has been determined to be needed by the Hernando County Fire Rescue Department.

Special regulations:

The following special regulations apply to all Public Service Facility Overlay Districts

- No building, structure or use within a Public Service Facility Overlay District shall be located closer than fifty (50) feet to the property line of an adjoining parcel containing a residence or the property line of a residentially zoned parcel.
- No odor- or dust-producing substance or use, except in connection with the cultivation of permitted uses, shall be permitted within one hundred (100) feet of a property line if the adjoining property is being used for residential purposes.

Comments: Upon construction of the fire station, Hernando County will ensure that the building is not placed within 50 feet of any residence or residentially zoned parcel. No odor or dust producing substance or use is proposed with the fire station.

Site Development Requirements:

All development must meet, at a minimum, the dimension and area regulations of the underlying zoning district and the standards and criteria in this section. The Board of County Commissioners may increase the minimum dimension and area regulations for the proposed use if it is deemed necessary to protect the health, safety and welfare of the citizens of Hernando County. Any reduction of the minimum dimension and area regulations or other development standards and criteria contained in this section must be specifically enumerated in the application and requires the approval of a deviation by the Board of County Commissioners.

Comments: The construction of the fire station will require a master plan revision to ensure that all appropriate setbacks, access, and buffering requirements are met for the use.

COMPREHENSIVE PLAN REVIEW

The subject site is within the Rural Land Use category according to the County's adopted Comprehensive Plan. The area is characterized by large agricultural parcels and conservation to the north, south and west.

The Rural Category retains and promotes agricultural activities, retains the rural nature and countryside character of a significant portion of the County including rural residential uses with limited agricultural activities, limits residential density and infrastructure outside of recognized

urbanizing areas as shown on the Adjusted Urbanized Area Map, and may be used to recognize properties with natural physical development limitations such as floodplains.

Rural Land Use Category

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Comments: The requested golf course requires PDP(REC)/Planned Development Project (Recreation), an allowable use un the Rural Land Use Category. Furthermore, the petitioner's golf resort proposes approximately 68 PDP(RR)/Planned Development Project (Resort Residential) lodging units. The units are proposed as several lodging types, including resort cottage dwellings, and bedroom units within the clubhouse. The Rural Land Use category prohibits high density residential development and even though the overall subject site is 262.2 acres, no permanent residential dwelling units should be permitted and any future increase in resort units should require a master plan revision.

Planned Development Projects and Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

Comments: The development is proposed as a CPDP (Combined Planned Development Project) to accommodate both the golf course and its amenities and the 68 resort dwelling units.

Objective 1.10D: Design criteria for Planned Development Projects (PDP) shall address as applicable building placement and height, parking, multimodal circulation, drainage, landscaping, architectural standards, public space amenities, and energy efficiency. The PDP process allows flexibility in standards for projects that provide **environmental protection**, landscaping, increased open space, public facilities, innovative design, public benefits, or features that promote quality community design and land use compatibility.

Comments: Strict environmental considerations should be made as it pertains to the proposed golf courses and its proximity to conservation lands. Golf courses should be designed, constructed and maintained in accordance with the Audubon International

Signature Program (AISP) or its equivalent. A comprehensive Environmental Management Plan should be prepared for the golf courses based upon the principles of AISP with the objective of avoiding adverse environmental impacts and enhancing environmental benefits. An Environmental Management Plan (EMP) and Wildlife Management Habitat Plan (WHMP) should be conducted and reviewed/approved by the appropriate state and federal agencies as applicable. The EMP shall include an Integrated Pest Management Plan/Chemical Management Plan (IPMP/CMP) covering the Development's golf courses.

Infrastructure Services

GOAL 1.12

In accordance with the County's growth strategy to provide for directed high-quality infrastructure services and discourage urban sprawl, the provision of adequate facilities shall be ensured for new development through a variety of mechanisms.

Strategy 1.12A(1)a:

A level of service standard shall be adopted for facilities and services. These standards shall be used for the purpose of implementing impact fees and for issuing development orders and are as follows:

- a. Fire Protection: Maintain or exceed an overall ISO (Insurance Service Office) rating of Class 2/2Y for Hernando County Fire District.

FINDINGS OF FACT

A rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/Planned Development Project (Resort Residential) with Deviations and Establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station is appropriate based on the following:

1. The proposed deviation for the ability to utilize septic or an alternative method as approved by the Heath Department, is not considered adverse to the public interest.
2. The extended duration of the master plan from 2 years to 5 years is appropriate based on the proposed phasing of the development.
3. The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding land uses subject to compliance with all performance conditions.

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 RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for rezoning from AG(Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation) PDP/PSF (Public Service Facility) for a Fire Station and PDP(RR)/ (Resort Residential) with deviations and 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. The petitioner shall provide a comprehensive floral/faunal (wildlife) survey prepared by a qualified professional to identify any listed species present prior to any clearing or development occurring on the property. Furthermore, copies of any required FWC permits shall be provided prior to clearing or development.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable. Implementation of Florida Friendly Landscaping™ principles, techniques, and materials, and are designed to conserve water and reduce pollutant loading to Florida's waters.
4. Minimum Perimeter Building Setbacks (Inclusive of Buffers):
 - a. North: 100'
 - b. South: 100'
 - c. East: 100'
 - d. West: 100'
 - e. From Lake Lindsey ROW: 100'
5. Minimum Setbacks and Building Height:
 - a. Golf Course Setback: 100' from all property boundaries
 - b. Internal Building Setbacks: 20' between buildings
 - c. Building Height: 45'
6. The petitioner shall provide full or semi-cutoff fixtures as required by the County LDR and retain all light on site and prevent any light spillage onto neighboring uses.
7. Onsite lighting shall be designed to be Dark Sky Compliant to preserve the night sky.

8. Golf courses shall be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent.
9. A Traffic Access Analysis along with a Queuing Analysis shall be required. A Traffic Signal Warrant Analysis shall be required along with the Traffic Access Analysis. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.
10. The area identified as Planned Development Project (Recreation) South of Lake Lindsey Road shall include outdoor recreation, picnic areas, natural buffers, private hunting for members only, and open space.
11. The proposed Pedestrian Crossing shall be reviewed at the time of site plan approval. If a Traffic Signal and/or a pedestrian crossing signal is required, the cost of installation shall be at the expense of the developer.
12. The development shall be permitted to be served by septic unless an onsite alternative treatment system is required by the Department of Health.
13. Resort units will consist of eight (8) privately owned, operated and maintained buildings containing up to 8 units each together with four (4) additional units in the clubhouse.
14. No fee simple residential lots or permanent dwelling units intended for individual ownership shall be permitted, except for residential units constructed and owned by the Club for use by staff, management, or guests in connection with Club operations.
15. The Public Service Facility Overlay District sets aside 5 acres for the construction of a future fire station on the site. Prior to the construction of the station, a master plan revision shall be required to identify specific setbacks, access, and buffering requirements for the station.
16. At the time of development, the petitioner shall be required to provide the Hernando County School District a copy of the covenants and restrictions for the development indicating that it is a resort residential community, and no permanent residents will live on the site.
17. The master plan duration shall be extended to 5 years.
18. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days upon notification by the Planning Department of the rendition of the resolution and the Board of County Commissioners performance conditions. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.
19. The Developer shall dedicate a 5-acre site south of Lake Lindsey Road to Hernando County for a future Fire Station, with deed transfer completed before the first phase of development or on a date mutually agreed upon by the County and Developer. The Fire Station site shall be generally located as indicated on the master plan with the exact final location determined by the County. The Fire Station site shall be designated PDP/PSF (Public Service Facility).

20. The area designated as PDP(Rec) south of Lake Lindsey Road, excluding the potential Fire Station site, shall include a five-year purchase option to a recognized organization or entity for conservation, whereas at the end of this term the property shall remain designated for outdoor recreation use for Club members, as outlined in the Narrative and on the Master Plan.
21. Approved Recreation uses shall be as indicated in the narrative and on the master plan.
22. The Master Plan PDD shall maintain a 100-foot wide defined “edge” around the development (with the exception of Lake Lindsey Road) that will remain open space and low intensity passive recreation uses in order to create a clear transition from the resort to surrounding rural/low density land uses. The defined “edge” shall be protected through a conservation easement granted to an acceptable entity. Any change to the defined “edge” shall require a major modification to the master plan.
23. All on-site wetlands shall be protected by a conservation easement in favor of the County.
24. Primary access to the property will be from Lake Lindsey Road; the configuration and location of the access point will be worked out with the County Engineer. A potential second access located in the northwest quadrant of the site as depicted on the master plan will provide a direct connection to US 41/Broad Street; this access is contingent upon a land swap with the State Division of Forestry pending approval of FWC.
25. The clubhouse and maintenance area will be located on parcel key 337399 (north side of Lake Lindsey Road) in a south-central location as generally depicted on the master plan, setback 100 feet from Lake Lindsey Road and adjoining perimeter parcels. The clubhouse will contain meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be in the clubhouse or in an ancillary structure. The clubhouse and maintenance facility will not exceed 30,000 square feet; the maintenance facility may include a pole barn, cart barn, storage, workshop, etc.
26. Along Lake Lindsey ROW, the developer will construct a vegetated berm not less than six feet in height and 25 feet in width to create a sound and visual buffer for the private golf course facility.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On August 11, 2025, the Planning and Zoning Commission voted 4-0 to deny the petitioner's request for a Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/ Planned Development Project (Resort Residential) with Deviations and Establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station due to lack of substantive evidence identifying a public benefit and lack of compatibility with the surrounding community.

BOCC ACTION – OCTOBER 7, 2025

At their regularly scheduled meeting on October 7, 2025, the Board of County Commissioners voted 4-0 to postpone the petitioner's request with the following conditions:

1. No further postponement requests shall be granted for the subject application.
2. All documents must be submitted to the Planning Division by October 14, 2025, for processing.

Subsequent to the BOCC Meeting on October 7, 2025, the petitioner met with staff to review the application. The Staff Recommendation has been revised as indicated below.

REVISED STAFF RECOMMENDATION FOR BOCC CONSIDERATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for rezoning from AG(Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation) PDP/PSF (Public Service Facility) for a Fire Station and PDP(RR)/ (Resort Residential) with deviations and 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. The petitioner shall provide a comprehensive floral/faunal (wildlife) survey prepared by a qualified professional to identify any listed species present prior to any clearing or development occurring on the property. Furthermore, copies of any required FWC permits shall be provided prior to clearing or development.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable. Implementation of Florida Friendly Landscaping™ principles, techniques, and materials, and are designed to conserve water and reduce pollutant loading to Florida's waters.
4. Minimum Perimeter Building Setbacks (Inclusive of Buffers):
 - a. North: 100'
 - b. South: 100'
 - c. East: 100'
 - d. West: 100'
 - e. From Lake Lindsey ROW: 100'
5. Minimum Setbacks and Building Height:
 - f. Golf Course Setback: 100' from all property boundaries
 - g. Internal Building Setbacks: 20' between buildings
 - h. Building Height: 45'
6. The petitioner shall provide full or semi-cutoff fixtures as required by the County LDR and retain all light on site and prevent any light spillage onto neighboring uses.
7. Onsite lighting shall be designed to be Dark Sky Compliant to preserve the night sky.

8. Golf courses shall be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent.
9. A Traffic Access Analysis along with a Queuing Analysis shall be required. A Traffic Signal Warrant Analysis shall be required along with the Traffic Access Analysis. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.
10. The area identified as Planned Development Project (Recreation) South of Lake Lindsey Road shall include outdoor recreation, picnic areas, natural buffers, private hunting for members only, and open space.
11. The development shall be permitted to be served by septic unless an onsite alternative treatment system is required by the Department of Health.
12. Resort units will consist of eight (8) privately owned, operated and maintained buildings containing up to 8 units each together with four (4) additional units in the clubhouse.
13. No fee simple residential lots or permanent dwelling units intended for individual ownership shall be permitted, except for units constructed and owned by the Club.
14. The Public Service Facility Overlay District sets aside 5 acres for the construction of a future fire station on the site.
15. At the time of development, the petitioner shall be required to provide the Hernando County School District a copy of the covenants and restrictions for the development indicating that it is a resort residential community, and no permanent residents will live on the site.
16. The master plan duration shall be extended to 5 years.
17. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days upon notification by the Planning Department of the rendition of the resolution and the Board of County Commissioners performance conditions. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.
18. The Developer shall dedicate a 5-acre site south of Lake Lindsey Road to Hernando County for a future Fire Station, with deed transfer completed before the first phase of development or on a date mutually agreed upon by the County and Developer. The Fire Station site shall be generally located as indicated on the master plan with the exact final location determined by the County. The Fire Station site shall be designated PDP/PSF (Public Service Facility).
19. The area designated as PDP(Rec) south of Lake Lindsey Road, excluding the potential Fire Station site, shall include a five-year purchase option to a recognized organization or entity for conservation, whereas at the end of this term the property shall remain designated for outdoor recreation use for Club members, as outlined in the Narrative and on the Master Plan.
20. Approved Recreation uses shall be as indicated in the narrative and on the master plan.

21. The Master Plan PDD shall maintain a 100-foot wide defined “edge” around the development (with the exception of Lake Lindsey Road) that will remain open space and low intensity passive recreation uses in order to create a clear transition from the resort to surrounding rural/low density land uses. The defined “edge” shall be protected through a conservation easement granted to an acceptable entity. Any change to the defined “edge” shall require a major modification to the master plan.
22. All on-site wetlands shall be protected by a conservation easement.
23. Primary access to the property will be from Lake Lindsey Road; the configuration and location of the access point will be worked out with the County Engineer. A potential second access located in the northwest quadrant of the site as depicted on the master plan will provide a direct connection to US 41/Broad Street; this access is contingent upon a land swap with the State Division of Forestry pending approval of FWC.
24. The clubhouse and maintenance area will be located on parcel key 337399 (north side of Lake Lindsey Road) in a south-central location as generally depicted on the master plan, setback 100 feet from Lake Lindsey Road and adjoining perimeter parcels. The clubhouse will contain meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be in the clubhouse or in an ancillary structure. The clubhouse, maintenance facility, and accessories buildings will not exceed 30,000 square feet (excluding cottages); the maintenance facility may include a pole barn, cart barn, storage, workshop, etc.
25. Along Lake Lindsey ROW, the developer will construct a vegetated berm not less than six feet in height and 25 feet in width to create a sound and visual buffer for the private golf course facility.