

BOARD OF COUNTY COMMISSIONERS ACTION

On November 10, 2025, the Planning and Zoning Commission voted 3-2 to recommend the Board of County Commissioners approve a resolution adopting the petitioner's request for a master plan revision on property zoned PDP(SF)/Planned Development Project (Single Family) 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. A comprehensive listed species floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting. Any listed floral species found on site shall be relocated to the vegetative buffers to the greatest extent possible.
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™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
5. Provide a letter of/statement of no objection from DUKE Energy, with a no expiration date clause (subject to Duke Energy approval) for powerline easement use prior to the issuance of the final plat if required.
6. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
7. The Roadway design shall comply with Hernando County Facility Design Guideline standards.
8. The petitioner shall provide a Turn-around area for a "SU" class vehicle if Elwood Road and Goldfoil Road are proposed to be gated. (SU class as determined by FHWA/Federal Highway Administration)
9. The developer shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.
10. The petitioner shall be limited to a total of ~~145~~ 131 lots.
11. Lot Requirements:
 - Front: 25' (Previously approved 20')
 - Side: ~~5' (previously approved deviation from 7.5')~~ 7.5'
 - Rear: 15' (previously approved deviation from 20')
 - Minimum Lot Width: 60'

- Minimum Lot Size: ~~7,200~~ 7,500 square feet
 - Lot Coverage: maximum 65% (deviation from 35%)
12. Perimeter Setbacks:
- North: 35'
 - South: 35'
 - East: 30'
 - West: 30' adjacent to utility easement 5'
13. Buffers:
- North: 20' Vegetative Buffer
 - South: 20' Vegetative Buffer (no Buffer adjacent to DRA)
 - East: 15' Vegetative Buffer
 - West: 0' along utility easement; 15' Vegetative Buffer adjacent to property
14. The petitioner shall meet the natural vegetation area requirements of the Community Appearance Ordinance.
15. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations.
16. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
17. 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.
18. The petitioner shall make the southernmost access the treed entranceway into the development.
19. The access points for the development shall be prioritized as follows:
- Access to the south
 - Access to the north
 - Access to the west (only if either the south or north access points are not available for use) for emergency access only
- The development shall have no less than two full access points.
20. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt of the Board of County Commissioners action from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.