

BOCC ACTION:

On March 3, 2026, the Board of County Commissioners voted 3-2 to adopt a resolution approving a Master Plan Revision on Property Zoned Combined Planned Development Project (CPDP) with deviations and the following modified performance conditions:

25. The applicable developer(s) must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations (unless provided otherwise herein or in the companion Development Agreement approved on even date herewith), for either construction or use of the property, and complete all applicable development review processes, for each phase or portion of the Project, as applicable.
26. Prior to, or simultaneous with, the conditional platting of land use areas, the developer shall submit a master layout plan for each land use pod, including the location of land uses, streets, greenways, recreation/parks and housing types. Land use pods may be subdivided by minimum 50' greenways. Greenways may consist of open space, drainage or trails.
27. Lot sizes and housing types may vary within each residential mixed-use pod.
28. Development abutting existing external platted single-family lots shall consist of single-family residential development and/or villas.
29. The single-family areas are approved with the following land uses and minimum development standards:
 - o Minimum lot sizes: 4,500, 5,500, 6,500 s.f. (Previously approved deviation from 65,500 s.f.)
 - o Minimum lot widths: 50' (no minimum lot width previously specified)
 - o Minimum lot width Curve/Cul-de-sac: 30'
 - o Minimum Floor Area Ratio: 65% (deviation from 35%)
 - o Maximum Height: 35'
 - o Front: 25'
 - o Side: 5' (deviation from 10'; previously approved 5')
 - o Rear: 15' (deviation from 20'; previously approved 15')

The maximum number of units shall be 3,400 in the residential and mixed-use pods plus up to a maximum of 4.5 dwelling units per acre ~~00 in the multifamily/fire station pod units~~ (defined below). The total number of units in the multifamily/fire station pod shall not exceed 3,800 ~~3085~~ shall be determined based upon the remaining acreage in Parcel Key 1100007 after accounting for the total acreage required for the fire station. For example, if 2.5 acres is required for the fire station, then the total acreage of 29.11 acres less 2.5 acres for the fire station would result in 26.61 acres available for multifamily units x 4.5 du/ac = 119 multifamily units.

30. The mixed-use areas are approved with the following land uses and minimum development standards:

Single family

- o Minimum lot size 4,500 s.f. (deviation from 5,500 s.f. (previously approved))
- o Minimum lot widths: 45' (deviation from 60')
- o Minimum lot width Curve/Cul-de-sac: 30'

- Maximum Floor Area Ratio: 65' (deviation from 35')
- Maximum Height: 35'
- Setbacks:
 - Front: 25 20' (deviation from 25' for 45' Lot)
 - Side: 5' (previously approved deviation from 10')
 - Rear: 15' (previously approved deviation from 20')

Townhomes

- Minimum lot size 1,800 s.f.
- Minimum Lot Width: 18 feet
- Maximum Floor Area Ratio: 75% (deviation from 35%)
- Maximum height: 35'
- Setbacks:
 - Front: 20' (deviation from 25')
 - Side: 0'/5' (previously approved deviation from 10')
 - Rear: 15' (previously approved deviation from 20')

Villas (Villas may also be located in Single Family areas)

- Maximum Lot Coverage-70% (deviation from 45%)
- Minimum Lot Width-35 feet
- Minimum Lot Area-3,850 square feet
- Maximum Height-35 feet (2 stories)
- Setbacks:
 - Front-20' (deviation from 25')
 - Sides- 5' /0' (deviation from 10 feet)
 - Rear-15 feet (deviation from 20 feet)

31. ~~The multifamily areas are approved with the following land uses~~ The multifamily areas are approved as one-story cottages apartments or condominiums with the following land uses minimum development standards:

Multifamily

- Maximum Number of Units: 400 Up to 4.5 du/ac on remaining acreage after accounting for fire station required acreage pursuant to No. 5 above.
- ~~○ Maximum units per building: 24 (deviation from 12)~~
- Maximum lot coverage: 45% building area for the multi-family acreage
- Maximum Height: 45' One-Story
- Setbacks:
 - Front: 25'
 - Sides: 0' feet Internal/7.5' External (Deviation from 10' in R-3)
 - Rear: 20'
 - Building Separation: 15'

32. The minimum perimeter buffers shall be 20' for all residential areas or pods except for the east adjacent to the powerline corridor which shall be 0 with perimeter setbacks of 35'.

33. ~~All buffers shall remain undisturbed and/or enhanced to meet 80% opacity within 18 months of the completion of construction. Any buffer enhancement must be clearly identified in the plans with a planting cross section included in the landscape plans. If any buffers must be disturbed due to the installation of utilities and/or right of way access, those areas must be clearly noted on the construction plans with a revegetation plan included as part of the~~

~~landscape plans. For any portion of the buffer that does not meet the 80% criteria upon the initialization of construction, a construction barrier fence must be installed where immediately adjacent to residential properties in accordance with the Hernando County Land Development Regulations.~~

Perimeter buffers shall be preserved and enhanced to achieve a minimum of eighty percent (80%) visual opacity within thirty-six (36) months of completion of construction. The primary intent of this requirement is to preserve existing native vegetation within the buffer to the maximum extent practicable, with such native vegetation intended to satisfy the eighty percent (80%) opacity requirement. Buffers proposed to be disturbed during construction shall be clearly identified on the construction plans and accompanied by a revegetation plan included with the landscape plans. If existing native vegetation within a buffer does not achieve the required eighty percent (80%) opacity, the following options shall apply:

The buffer may be selectively cleared and graded, as necessary, and replanted with landscape materials specifically designed to achieve the required eighty percent (80%) opacity. A planting landscape plan view and detailed cross-section shall be provided on the applicable phased conditional plat.

As an alternative, where the existing native vegetation does not meet the required opacity and the developer elects not to clear and replant the buffer, an eight-foot (8') opaque fence or wall may be installed along the interior edge of the buffer, in accordance with the Hernando County Land Development Regulations. In this case, existing native vegetation within the buffer shall remain undisturbed, no supplemental landscape plantings shall be required within the buffer, and only invasive vegetation may be removed.

34. Greenways shall comprise a minimum 25' wide vegetated corridor. Paved and/or stabilized pathways shall be allowed within greenways at a minimum 8' wide and shall consist of open space, passive recreation and retention. A land use area shall be considered served by a greenway if a residential street within the land use area is accessible to the greenway.
35. ~~The petitioner shall enter into a binding development agreement with the County identifying the pipeline improvements necessary to facilitate the development. If common offsite county public utility and/or transportation improvements are required for development, T~~the petitioner shall amend and/or enter into a binding development agreement and/or utilities agreement with the County identifying the pipeline improvements necessary to facilitate the development.
36. 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.
37. Covenants and restrictions for this development that indicate that the community is age restricted shall be submitted to the Hernando County School District at the time of conditional plat or Site Development Permit if developed as a rental community to exempt the project from school concurrency requirements.

38. ~~The petitioner shall enter into an amended utility service agreement if required by the County.~~
39. An updated Traffic Access Analysis shall be required. Any Transportation improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install and shall be incorporated into a Development Agreement with the County.
40. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations. The proposed master plan includes plans for a centralized recreation area which shall meet the requirement for neighborhood parks provided it meets the minimum size requirement for aggregate acreage. If not, the greenways, trails, drainage areas, open space and passive recreation areas shall be counted toward meeting this requirement.
41. The petitioner shall provide a wildlife survey to include a gopher tortoise survey prepared by a qualified professional prior to any phase of development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of construction permits by Hernando County.
42. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt from county staff of the BOCC approval action report. Failure to submit the revised plan will result in no further development permits being issued.
43. Covenant, Conditions and Restrictions (CC&Rs) will be established to govern development within the C/PDP. The CC&Rs shall implement the applicable requirements of the zoning and associated Development Agreement and provide for enforcement by the Property Owners Association. The CC&Rs will be submitted to Hernando County for review and comment prior to final plat approval for each phase. The CC&Rs shall be recorded against those portions of the Development subject to such plat.
44. Invasive plant species shall be removed during the development process as required by the associated permitting agencies, environmental reports and development review processes.
45. All the foregoing performance conditions are intended to conform to the associated Development Agreement for Seville West, and not to alter any requirement or condition of the Development Agreement. In the event of a conflict between the Development Agreement, these conditions, and any County land use regulations or ordinances, the Development Agreement shall supersede and control. This notwithstanding, any applicable County Ordinance containing additional details or regulations, which do not conflict with the provisions of the Development Agreement, shall govern the actions of the developer.
46. ~~The master plan shall remain valid as long as the development proceeds in accordance with the terms of the Development Agreement.~~ The master plan shall remain valid as long as if the development proceeds in accordance with the approved master zoning terms and conditions terms of the Development Agreement.
47. Enhanced lighting beyond minimum standards shall be required as follows:
 - e. Lighting throughout the Project shall be designed to shield the night sky. Shielding means a fixture, either directly from the lamp or indirectly from a fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.

- f. Internal residential area lighting shall not exceed 18 feet in height with full cut-off fixtures.
 - g. Street and parking lot lighting shall be oriented downward with full electrical cut-off fixtures. Fifty percent of all lighting fixtures within parking lots shall be turned off within one hour after closing or between 11:00 pm and sunrise, whichever occurs first.
 - h. Solar streetlighting shall be allowed within public or private road rights-of way areas. All street lighting shall be privately owned by the developer or its designee, and/or operated by the HOA, CDD or the Developer, at the Developer's sole election.
48. Open space and connectivity plan shall be submitted at the first conditional plat and revised every conditional plat thereafter. The details of the internal trail system within each development pod and the open spaces within each development pod, will only be delineated and added to the master open space and connectivity plan, as each proposed conditional plat is provided for such development pod.
49. Up to 5 acres shall be set aside within Parcel Key 1100007 for the construction of a future fire station.