



STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 13, 2025
Board of County Commissioners: December 2, 2025

APPLICANT: Riopelle Properties, LLC

FILE NUMBER: H-25-26

REQUEST: Rezoning from AG (Agricultural), PDP(IND) Planned Development Project (Industrial) and CPDP (Combined Planned Development Project) and Master Plan Revision on Property Zoned CPDP (Combined Planned Development Project) with single-family and multifamily uses

GENERAL LOCATION: Southeast Corner of Kettering Road and Dashbach Street

PARCEL KEY NUMBER(S): 396716, 424641, 424650, 424678, 473794, 536254, 541444, 1299115, 1342666, 1376219

APPLICANT'S REQUEST

The Petitioner has applied for a Rezoning from AG (Agricultural), PDP(IND) Planned Development Project (Industrial) and CPDP (Combined Planned Development Project) and Master Plan Revision on Property Zoned CPDP (Combined Planned Development Project) with single-family and multifamily uses. The development is proposed to include single-family detached, townhome and villa units, with the townhome and villa units on the northern portion of the parcel, transitioning to single-family as it moves south. The petitioner is proposing a total of 988 units, with the final unit mix to be determined at the time of conditional plat.

The primary goals of the subject development include:

- Maintaining compatibility with the already approved Benton Hills, Verona Hills and Sunrise residential projects along Kettering.
- Providing housing in proximity to existing and future commercial and services along SR 50.
- Providing two access points on Kettering Road ultimately connecting to the SR 50 signalized intersection to the north.
- Establishing a transitional parcel that can accommodate single family and multifamily residential uses.
- Placing housing with greater density (townhomes, villas) on the northern portion of the property in proximity to industrial to the north.
- Placing housing with moderate density (single family detached homes) on the central and southern portions of the property.
- Providing the main recreational amenity adjacent to the central pond with further recreational opportunities along the adjacent Withlacoochee State Trail to the east.
- Providing a range of buffers along boundaries with Kettering Road, the Withlacoochee State Trail and adjacent private property.
- Providing holiday parking in appropriate smaller lot residential housing pods.

Deviations Requested

The petitioner has requested the following deviations:

- Setbacks
- Maximum Building Coverage
- Minimum Lot Width
- Minimum Lot Size

Site Size	314.70 acres
Surrounding Zoning Land Uses	North: PDP(IND), Vacant Industrial; Walmart Distribution Center South: AG, Rural Residential, Vacant, Pasco County East: AG, Withlacoochee River State Trail West: PDP(SF), existing Verona Hills and Benton Hills subdivisions
Current Zoning	AG (Agricultural), PDP(IND), CPDP (Combined Planned Development Project)
Future Land Use Map Designation	I-75/SR 50 Planned Development District

ENVIRONMENTAL REVIEW

The petitioner conducted a preliminary environmental site visit on June 2, 2025, which identified the following:

- Portions of the subject property contain an existing active sand mine.
- Portions of the property were historically used as a tree/yard debris mulching operation. Many debris piles were observed (primarily on the west).
- Portions of the property (primarily north and northeast) are currently used for cattle grazing operations.
- Gopher tortoises have been periodically permitted and relocated from the property starting in 2015, with a most recent permit issued by the FWC in 2024. No other state or federally listed species were detected.
- Specimen Live oak trees (> 18-inch Diameter at Breast Height) were observed on the property.
- Depressional areas (potentially jurisdictional) may exist. Further evaluation is needed.

Comments: The petitioner shall be required to comply with all Florida Fish and Wildlife Conservation Commission and Southwest Florida Water Management District permitting requirements.

A geotechnical evaluation and report prepared by a qualified professional shall be used in the design and layout of the project to determine if depressional areas exist and whether they meet jurisdictional classification criteria. If a jurisdictional depression area is located on site, a twenty-five (25) foot vegetated buffer shall be required based on the jurisdictional line. No buildings shall be placed within this buffer area.

UTILITIES REVIEW

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

- HCUD does not currently supply water or wastewater service to these parcels.
- Water service is available, there is a twelve (12) inch force main that runs along Kettering Rd adjacent to these parcels.
- HCUD has no objection to the rezoning; however, HCUD is unable to immediately provide the necessary sewer service to the site from existing infrastructure.
- The necessary Ridge Manor Wastewater Treatment Plant expansion may not be in place when the impacts of the site development occur.
 - Options to facilitate service can be explored. If a Water and Sewer (W&S) agreement is accepted, the utility would be able to extend services to the development. This agreement would outline the specific terms and conditions under which water and sewer services would be provided.

Comments: The petitioner has requested that concurrency be satisfied subject to the condition that the Ridge Manor Wastewater Treatment Plant expansion will be in place at the time when the project connects to the County Wastewater system for operation. Additionally, the developer requests that the Concurrency evaluation be deferred to Construction Plan Approval consistent with the provision that "A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur." The Adequate Public Facilities Ordinance requires that concurrency be issued at the time of conditional plat; therefore, the developer shall coordinate with the Planning Division and the Hernando County Utilities Department to establish the procedure by which capacity can be reserved at conditional plat and memorialized in the Water and Sewer Agreement.

ENGINEERING REVIEW

The subject site is located at the Southeast Corner of Kettering Road and Dashbach Street. The petitioner has proposed circulation and access consistent with the intent of the MPO I-75 at SR 50 Area Circulation Plan Study.

This includes:

- Access on Kettering leading to the traffic signal on SR 50
- Provision of additional right of way along Kettering Road at no cost to the County

The County Engineer has reviewed the petitioner's request and has the following comments:

- A Traffic Access Analysis with a traffic signal warrant analysis for Kettering Road at Benton Hills Development will be required. Any improvements identified by the Traffic Access Analysis will be the developer's responsibility to install.
- All typical sections and driveway connections will need to meet Hernando County standards.
- Pedestrian connectivity is needed to connect the various residential pods within the development.
- Right of Way along Kettering Road will be required, developer to work with the County Engineer at the time of development to determine amount.

Comments: The petitioner has acknowledged the comments received from the Department of Public Works and has indicated that pedestrian connectivity will be met through internal sidewalks. All internal Sidewalks will connect to the park/amenity Areas. An optional pedestrian connection to the Withlacoochee State Trail to the east has also been added to the Master Plan within the park/amenity area that connects to the eastern boundary.

The Proposed Right of Way reservation is depicted on the Master Plan. The reservation depicted is consistent with the I-75/SR-50 Planned Development District Area Plan and will be submitted to the County Engineer at the time of Conditional Plat for final approval.

LAND USE REVIEW

The petitioner is proposing a mixed residential development, with the potential of single-family detached, townhome and villa units.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than fifty (50) units. If approved, individual single family and multifamily pods that exceed fifty (50) units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than fifty (50) units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least ten (10) foot in width.

Comments: The petitioner has proposed two (2) access points to Kettering Road. Due to the layout of the site and existing roadway network, no additional connections are feasible. If the master plan is approved, the petitioner shall designate the southern accessway into the development as the treed roadway in accordance with the Land Development Regulations.

Single Family Detached Lot Requirements:

- Front: 25'
- Side: 7.5' (Deviation from 10')
- Rear: 15' (Deviation from 20')
- Maximum Building Coverage: 65% (Deviation from 35%)
- Minimum Lot Width: 45' (45' wide lots not to exceed 25% of the total single-family units within the development); Lot width not to exceed 75'
- Minimum Lot Size: 4,950 square feet (deviation from 6,000 square feet)

Comments: At the time of development, the petitioner shall place single-family lots into pods organized by size to ensure development continuity. In accordance with previous Board of County Commissioners policy direction, staff recommends a minimum side setback of seven and a half (7.5) feet. Alternatively, if the side setback is retained, all mechanical equipment shall be located along the back of the unit to reduce potential fire safety concerns. In addition, the following monotony control design criteria shall be required for those homes built on lots forty-five (45) foot in width:

- *Monotony Control:* Single-family detached homes built-for-sale on forty-five (45) foot lots shall be required to address the following requirements to avoid architectural monotony:
 - A proposed home shall have two different architectural features from the two houses on either side of it that face the same street.
 - A proposed home shall differ in architectural features from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street). These architectural features shall be made available to the potential homeowners at the discretion of the developer.
 - For the rear of homes that back-up to or face a street, the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.
 - No more than twenty percent (20%) of garages shall protrude more than eight (8) feet beyond the roof line of each single family detached unit built-for-sale, and each such garage (protruding more than eight (8) feet beyond the roof line) shall contain decorative garage fronts.

- *Streetscape Tree Requirements:* Each single family detached home built-for-sale on a forty-five (45) foot lot shall have at least one (1) of its required lot trees on or in front of the lot, which tree(s) may either be part of the treed roadway/access requirement or a tree in the front yard.

Townhome Lot Requirements:

- Front: 20' (Deviation from 25')
- Side: 0' Internal; 7.5' External
- Rear: 15' (Deviation from 20')
- Minimum Building Separation: 15'
- Maximum Building Coverage: 70% (Deviation from 45%)
- Minimum Lot Width: 20' (Deviation from 75')
- Minimum Lot Area: 2,000 square feet (Deviation from 12,000)

Comments: A maximum of six (8) units shall be located within each townhome building. Green space and pedestrian interconnectivity shall be located between townhome buildings.

Villa Lot Requirements:

- Front: 25
- Side: 0' Internal; 5' External
- Rear: 15' (Deviation from 20')
- Minimum Building Separation: 10'
- Maximum Building Coverage: 70% (Deviation from 45%)
- Minimum Lot Width: 35' per unit; 70' per lot (Deviation from 75')
- Minimum Lot Area: 3,675 square feet (Deviation from 12,000)

Perimeter Setbacks:

- North: 35'
- South: 65'
- East: 35'
- West: 35'

Buffers:

- North: 30' landscape buffer
(see Page 2 of Master Plan for Type 3 Buffer)
- South: 60' vegetated buffer supplemented to 80% opacity
(30' Landscape Buffer Plus 30' Natural Vegetation)
(See Page 2 of Master Plan for Type 3 Buffer)
- East: No Buffer – retain existing vegetation against
Withlacoochee State Trail
- West: 30' landscape buffer

Comments: The petitioner has proposed cross-sections for the landscape buffers with the master plan. Buffers shall be installed in accordance with these cross-sections and will be validated by Development Services staff throughout the construction process.

Holiday/Visitor Parking:

The petitioner is proposing a fifteen (15) foot rear setback for the townhome and villa lots, a deviation from twenty (20) foot. It is recommended that the petitioner provide additional "visitor/holiday" parking in the amount of ten percent (10%) of the total parking required for the townhomes within the development to provide adequate parking for the community.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Comments: The developer shall be required to set aside 22.03 acres for the preservation of natural vegetation. The proposed buffers may be counted toward the preservation acreage. The remaining preservation acreage shall be utilized as part of a comprehensive open space and recreation plan for the property, tying together the neighborhood park pods within the development. Multipurpose pathways may be placed along the edge of those areas designated for the preservation of natural vegetation insofar as they further the pedestrian and bicycle connectivity for the community. These pathways shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.

Neighborhood Parks:

The petitioner has indicated that the project will comply with the neighborhood park requirements of Section 26-75 of the Hernando County Code of Ordinances and the I-75/SR 50 Planned Development District (PDD) Area Plan. As shown on the zoning master plan, the main recreational amenity is proposed for the center of the project adjacent to a large pond to enhance the passive recreation opportunities for residents. There are also eight (8) additional park areas conceptually planned near residential pods. The project is directly adjacent to Withlacoochee State Trail that provides additional recreational opportunities.

Comments: The petitioner may coordinate with the Florida Department of Transportation to identify direct access points from the subject development to the Withlacoochee State Trail. If approved, these access points are to be shown on the conditional plat.

Fire Protection Plan:

Hernando County Land Development Regulations require that a fire protection plan be completed for residential developments with lot sizes less than sixty (60) feet in width. If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County Land Development Regulations.

COMPREHENSIVE PLAN REVIEW

The subject site is located within the I-75/SR 50 Planned Development District, a district established to coordinate land uses, transportation, utilities, and public facilities to maximize the economic value of the district.

I- 5/SR-50 Planned Development District

Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by a significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

Comments: The subject site is proposed to include single-family detached, townhome, and villa units, providing a mix of housing types. This type of mixed residential neighborhood is consistent with the strategies of the I-75/SR 50 PDD.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

- a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
- b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;
- c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;
- d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
- e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
- f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;
- g. Standards to create a "sense of place."

Comments: The proposed master plan revision includes access on Kettering leading to the traffic signal on SR 50 and the provision of additional right of way along Kettering Road at no cost to the County. Additionally, the petitioner recognizes that the need to enter into a water/sewer agreement for the provision of potable water for the subject site. The petitioner shall be required to provide bicycle and pedestrian amenities throughout the development for ease of mobility and shall be required to provide a bus stop on the site at the need and demand of the Transit Administrator. The development shall also be required to provide monotony control mechanisms for the smallest single-family dwellings and incorporate pedestrian amenities along the edges of the areas preserved for natural vegetation.

- Strategy 1.05A(3):** Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.
- Strategy 1.05A(4):** The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.
- Strategy 1.05A(5):** The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007, and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.
- Strategy 1.05A(6):** The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Comments: The petitioner has proposed an access management strategy consistent with the Metropolitan Planning Organization I-75 at SR 50 Area Circulation Plan Study. Additionally, the petitioner has agreed to enter into a water/sewer agreement with the Hernando County Utilities Department for the provision of wastewater services. Any additional public facilities improvements required for this development, in accordance with the Area Plan and the Land Development Regulations shall be the financial responsibility of the developer.

FINDINGS OF FACT

The requested Rezoning from AG (Agricultural), PDP(IND) Planned Development Project Industrial, and CPDP (Combined Planned Development Project) and a Master Plan Revision on Property Zoned CPDP with (SF) single-family and (MF) multifamily uses is appropriate based on the following findings of fact:

- The proposed mixed residential use community is consistent with the I-75/SR.50 PDD.
- The petitioner has proposed an access management strategy in accordance with the MPO I-75/SR50 Area Circulation Plan Study;
- The petitioner acknowledges the potential limitation in wastewater capacity and has agreed to enter into a water/sewer agreement with the Hernando County Utilities Department for the provision of these services;
- The development shall include monotony control design standards for the smallest lots within the development, holiday parking for townhome and villa lots, and incorporate pedestrian and bicycle amenities for interconnectivity within the community.
- 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 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 a Rezoning from AG (Agricultural), PDP(IND) Planned Development Project Industrial, and CPDP (Combined Planned Development Project) and a Master Plan Revision on Property Zoned CPDP with (SF) single-family and (MF) multifamily uses 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. The development shall be limited to a total of 988 units, with the final unit mix to be determined at the time of conditional plat.
3. The petitioner shall be required to comply with all Florida Fish and Wildlife Conservation Commission and Southwest Florida Water Management District permitting requirements.
4. 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.
5. 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.
6. A geotechnical evaluation and report prepared by a qualified professional shall be used in the design and layout of the development to determine if depressional areas exist and whether they are classified as jurisdictional by the SWFWMD. If a depression is classified as jurisdictional by the SWFWMD, a vegetated buffer averaging a minimum of 25 feet in width and no narrower than 15 feet in width shall be maintained based on the jurisdictional line and classification/permitting requirements of SWFWMD. No buildings shall be placed within this buffer area.

7. 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.
8. If utilities capacity is not available at the time of development, the developer shall coordinate with the Planning Division and the Hernando County Utilities Department to establish the procedure by which capacity can be reserved at conditional plat and memorialized in the Water and Sewer Agreement as needed.
9. A Traffic Access Analysis with a traffic signal warrant analysis for the intersection of Kettering Road and Vineyard Drive at the entrance to Benton Hills Development will be required. Any improvements identified by the Traffic Access Analysis will be the developer's responsibility to install.
10. All typical sections and driveway connections will need to meet Hernando County standards.
11. Pedestrian connectivity/sidewalks are required to connect the various residential pods within the development.
12. Right of Way along Kettering Road will be required. The developer shall coordinate with the County Engineer at the time of Conditional Plat review to determine the exact amount required.
13. The developer shall provide two points of access to Kettering Road as generally displayed on the Master Plan.
14. The southern access point to Kettering Road shall be designed as the treed roadway in accordance with the Hernando County Land Development Regulations.
15. Single-Family Lot Requirements:

Front:	25'
Side:	7.5' (Deviation from 10', previously approved at 7.5' and 5')
Rear:	15' (Deviation from 20')
Maximum Building Coverage:	65% (deviation from 35%)
Minimum Lot Width:	45' (45' wide lots not to exceed 25% of the total single-family units within the development)
	Lot width not to exceed 75'
Minimum Lot Size:	4,950 square feet (deviation from 6,000)

16. The developer shall be required to provide for the following monotony control design elements for 45' lots:

- A proposed home shall have two different architectural features from the two houses on either side of it that face the same street.
- A proposed home shall differ in architectural features from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street). These architectural features shall be made available to the potential homeowners at the discretion of the developer.
- For the rear of homes that back-up to or face a street, the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.
- No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit built-for-sale, and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.

17. Each single family detached home built-for-sale on a 45' lot shall have at least one (1) of its required lot trees on or in front of the lot, which tree(s) may either be part of the treed roadway/access requirement or a tree in the front yard.

18. Townhome Lot Requirements:

Front:	20' (Deviation from 25')
Side:	0' Internal; 7.5' External
Rear:	15' (Deviation from 20')
Minimum Building Separation:	15'
Maximum Building Coverage:	70% (Deviation from
45%) Minimum Lot Width:	20' (Deviation from 75')
Minimum Lot Area:	2,000 square feet (Deviation from 12,000)
Maximum Units Per Building:	8

19. Villa Lot Requirements:

Front:	25'
Side:	0' Internal; 5' External
Rear:	15' (Deviation from 20')
Minimum Building Separation:	10' (Deviation from 15')
Maximum Building Coverage:	70% (Deviation from 45%)
Minimum Lot Width:	35' per unit; 70' per lot (Deviation from 75')
Minimum Lot Area:	3,675 square feet (Deviation from 12,000)

20. Perimeter Setbacks:

North:	35'
South:	65'
East:	35'
West:	35'

21. Perimeter Buffers:

North:	30' landscape buffer (see Page 2 of Master Plan for Type 3 Buffer)
South:	60' vegetated buffer supplemented to 80% opacity (30' Landscape Buffer Plus 30' Natural Vegetation) (See Page 2 of Master Plan for Type 3 Buffer)
West:	30' landscape buffer

The petitioner shall be required to provide a cross-section for the landscape buffers along the northern, southern and western borders of the development indicating the planting plan and vegetation type at the time of conditional plat.

22. The petitioner shall provide additional holiday/visitor parking in the amount of 10% of the total parking required for the townhome units to provide adequate parking for the community.
23. The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.
24. The development shall meet the natural vegetation area requirements of the Community Appearance Ordinance. The proposed buffers may be counted toward the preservation acreage. The remaining preservation acreage shall be utilized as part of a comprehensive open space and recreation plan for the property, tying together the neighborhood park pods within the development. Multipurpose pathways may at the Developer's option be placed along the edge of those areas designated for the preservation of natural vegetation insofar as they further the pedestrian and bicycle connectivity for the community. These pathways shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.
25. At the discretion of the developer, the petitioner may attempt to coordinate with the Florida Department of Transportation to identify direct access point(s) from the subject development to the Withlacoochee State Trail. If requested by the developer and approved by FDOT, these access points are to be shown on the conditional plat.
26. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
27. The petitioner shall meet with the Transit Division prior to filing conditional plat to determine the need and demand for transit stop location(s) on site based upon current transit routes and schedules. The general location(s) of any transit stop location(s) shall be reflected on the conditional plat and construction drawings and will only be required if there is a current or planned transit route that serves the development.
28. 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.

PLANNING AND ZONING RECOMMENDATIONS

On October 13, 2025, the Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from AG (Agricultural), PDP(IND) Planned Development Project Industrial, and CPDP (Combined Planned Development Project) and a Master Plan Revision on Property Zoned CPDP with (SF) single-family and (MF) multifamily uses with the following modified 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 development shall be limited to a total of 988 units, with the final unit mix to be determined at the time of conditional plat.
3. The petitioner shall be required to comply with all Florida Fish and Wildlife Conservation Commission and Southwest Florida Water Management District permitting requirements.
4. 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.
5. 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.
6. A geotechnical evaluation and report prepared by a qualified professional shall be used in the design and layout of the development to determine if depressional areas exist and whether they are classified as jurisdictional by the SWFWMD. If a depression is classified as jurisdictional by the SWFWMD, a vegetated buffer averaging a minimum of 25 feet in width and no narrower than 15 feet in width shall be maintained based on the jurisdictional line and classification/permitting requirements of SWFWMD. No buildings shall be placed within this buffer area.
7. 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.
8. If utilities capacity is not available at the time of development, the developer shall coordinate with the Planning Division and the Hernando County Utilities Department to establish the procedure by which capacity can be reserved at conditional plat and memorialized in the Water and Sewer Agreement as needed.
9. A Traffic Access Analysis with a traffic signal warrant analysis for the intersection of Kettering Road and Vineyard Drive at the entrance to Benton Hills Development will be required. Any improvements identified by the Traffic Access Analysis will be the

developer's responsibility to install.

10. All typical sections and driveway connections will need to meet Hernando County standards.
11. Pedestrian connectivity/sidewalks are required to connect the various residential pods within the development.
12. Right of Way along Kettering Road will be required. The developer shall coordinate with the County Engineer at the time of Conditional Plat review to determine the exact amount required.
13. The developer shall provide two points of access to Kettering Road as generally displayed on the Master Plan.
14. The southern access point to Kettering Road shall be designed as the treed roadway in accordance with the Hernando County Land Development Regulations.

15. Single-Family Lot Requirements:

Front:	25'
Side:	7.5' (Deviation from 10', previously approved at 7.5' and 5')
Rear:	15' (Deviation from 20')
Maximum Building Coverage:	65% (deviation from 35%)
Minimum Lot Width:	<u>55'</u> 45' (45' wide lots not to exceed 25% of the single family units within the development)
Lot width not to exceed	75'
Minimum Lot Size:	4,950 square feet (deviation from 6,000)

16. ~~The developer shall be required to provide for the following monotony control design elements for 45' lots:~~
 - ~~• A proposed home shall have two different architectural features from the two houses on either side of it that face the same street.~~
 - ~~• A proposed home shall differ in architectural features from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street). These architectural features shall be made available to the potential homeowners at the discretion of the developer.~~
 - ~~• For the rear of homes that back up to or face a street, the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.~~
 - ~~• No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit built for sale, and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.~~
17. Each single family detached home built-for-sale on a 45' lot shall have at least one (1) of its required lot trees on or in front of the lot, which tree(s) may either be part of the treed roadway/access requirement or a tree in the front yard.

18. Townhome Lot Requirements:

Front:	20' (Deviation from 25')
Side:	0' Internal; 7.5' External
Rear:	15' (Deviation from 20')
Minimum Building Separation:	15'
Maximum Building Coverage:	70% (Deviation from 45%) Minimum Lot Width:
	20' (Deviation from 75')
Minimum Lot Area:	2,000 square feet (Deviation from 12,000)
Maximum Units Per Building:	8

19. Villa Lot Requirements:

Front:	25'
Side:	0' Internal; 5' External
Rear:	15' (Deviation from 20')
Minimum Building Separation:	10' (Deviation from 15')
Maximum Building Coverage:	70% (Deviation from 45%)
Minimum Lot Width:	35' per unit; 70' per lot (Deviation from 75')
Minimum Lot Area:	3,675 square feet (Deviation from 12,000)

20. Lots shall be developed in accordance with the approved master plan, generally meeting the following criteria:

- Single Family Lots (minimum 55' wide) – northeast corner of the development
- Single Family Lots (minimum 75' wide) – south boundary of the development
- Duplex/Villas (minimum 35' wide) – north center of the development
- Townhomes (minimum 20' wide) – northwest corner of the development

21. Perimeter Setbacks:

North:	35'
South:	65'
East:	35'
West:	35'

22. Perimeter Buffers:

North:	30' landscape buffer (see Page 2 of Master Plan for Type 3 Buffer)
South:	60' vegetated buffer supplemented to 80% opacity (30' Landscape Buffer Plus 30' Natural Vegetation) (See Page 2 of Master Plan for Type 3 Buffer)
West:	30' landscape buffer

The petitioner shall be required to provide a cross-section for the landscape buffers along the northern, southern and western borders of the development indicating the planting plan and vegetation type at the time of conditional plat.

23. The petitioner shall provide additional holiday/visitor parking in the amount of 10% of the total parking required for the townhome units to provide adequate parking for the community.

24. The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.

25. The development shall meet the natural vegetation area requirements of the Community

Appearance Ordinance. The proposed buffers may be counted toward the preservation acreage. The remaining preservation acreage shall be utilized as part of a comprehensive open space and recreation plan for the property, tying together the neighborhood park pods within the development. Multipurpose pathways may at the Developer's option be placed along the edge of those areas designated for the preservation of natural vegetation insofar as they further the pedestrian and bicycle connectivity for the community. These pathways shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.

26. At the discretion of the developer, the petitioner may attempt to coordinate with the Florida Department of Transportation to identify direct access point(s) from the subject development to the Withlacoochee State Trail. If requested by the developer and approved by FDOT, these access points are to be shown on the conditional plat.
27. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
28. The petitioner shall meet with the Transit Division prior to filing conditional plat to determine the need and demand for transit stop location(s) on site based upon current transit routes and schedules. The general location(s) of any transit stop location(s) shall be reflected on the conditional plat and construction drawings and will only be required if there is a current or planned transit route that serves the development.
29. 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.