

BOARD OF COUNTY COMMISSIONERS ACTION:

On August 5, 2025, the Board of County Commissioners voted 5-0 to approve the petitioner's request to Re-Establish a Master Plan on Property Zoned Combined Planned Development Project with C2 (General Commercial) and R1MH (Mobile Home) Uses and previously approved deviations 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 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.
3. 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.
4. 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.
5. 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.
6. The development shall be required to comply with all SWFWMD permitting requirements and provide wetland buffering in accordance with SWFWMD regulations for all wetlands.
7. The petitioner shall coordinate with the Hernando County Utilities Department prior to submitting the conditional plat or Site Development Permit if developed as a rental community for the proposed development to reinstate or amend the Utility Service Agreement for the site.
8. A Traffic Access Analysis will be required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

9. Prior to Conditional Plat or Site Development Permit if developed as a rental community, the petitioner shall coordinate with the County Engineer to determine if a secondary full access point is feasible for the project. Any additional access point approved by the County Engineer will be allowed without requiring an amendment to the master plan.
10. The Driveway on Cortez Blvd./SR 50 has severe Sight Distance issues. This access should line up with the existing directional median. This access requires FDOT/Florida Dept. of Transportation access management permit. Prior to the submission of the Conditional Plat or Site Development Permit if developed as a rental community , the applicant shall coordinate with the Florida Department of Transportation and the Hernando County Department of Public Works to align the driveway on Cortez Boulevard to the existing directional median. Any movement of this driveway in accordance with the approval of either FDOT or the County Engineer shall not require a revision to this master plan.
11. The petitioner shall coordinate with the Florida Department of Transportation to determine if an FDOT drainage permit is required. This permit shall be submitted at the time of construction drawings for the development.
12. The project shall be limited to the following unit count:
 - Park Models or Tiny Homes:- 50 99
 - RV Spaces: 300
 - Primitive Camping: 149
 - ~~Resort Residential~~: 49

Under no circumstances shall the total unit count exceed 548 units as initially approved.

13. Minimum Lot Setbacks, Buffers, and Lot Sizes:

RV Spaces:

Front Setback: 15' (Deviation Previously approved 15')

Side Setback: 5' (Deviation Previously approved 5')

Rear Setback: 10' (Deviation Previously approved 10')

Lot Size: 2,800 square feet

Park Models or Tiny Homes:

Front Setback: 15' (Deviation Previously approved 15')

Side Setback: 5' (Deviation Previously approved 5')

Rear Setback: 10' (Deviation Previously approved 10')

Lot Size: 2,800 square feet (Deviation Previously approved 2,800 square feet)

Model Size: 500 square feet

Resort Residential Single-Family

Front: 25'

Side: 10'/25' (Corner Lot 2nd front)

Rear: 20'

Lot Size: 6,000 square feet

Resort Residential Townhome

Front Setback: 25'

Side Setback: 7.5' (end units)/ 0' Internal Units (Previously Approved 7.5')

Rear Setback: 20'

Lot Size: 3000 square feet

Resort Residential Duplex

Front Setback: 25'

Side Setback: 10'

Rear Setback: 20'

Lot Size: 8,500 square feet

14. Minimum Buffer Requirements:

North: 50' Natural Vegetative buffer at 80% opacity where park models/tiny homes/RV sites are adjacent to the rural neighboring residences. 50' Natural Buffer for the remainder of the areas not adjacent to neighboring residences.

South: 25' Landscape buffer along SR 50 where development is proposed, 25' natural buffer in floodplain and wetland area

West: 25' Natural Vegetative Buffer

East: 25' Landscape buffer along Mondon Hill Road

The developer shall coordinate with the county and surrounding residents to ensure that buffers are adequately installed and maintained.

Minimum Perimeter Setbacks:

S.R. 50: 125' (Previously Approved at 75')

West: 50'

North: 50'

Mondon Hill: 75'

15. 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 an active recreation area with clubhouse, pool and space for other facilities, such as pickleball courts. The large floodplain area to the west also provides ample opportunity for passive recreation such as pedestrian trails and picnic areas. The area adjacent to the wetland (outside the 25' upland buffer) also provides an opportunity to include passive recreation. Specific Park locations and amenities shall be displayed at the time of conditional plat or Site Development Permit if developed as a rental community for the development.

16. The petitioner shall be required to meet the natural vegetation area requirements in accordance with the Community Appearance Ordinance.

17. The petitioner shall submit a fire protection plan with the Conditional Plat or Site Development Permit if developed as a rental community in accordance with Hernando County LDRs.

18. Project lighting shall meet all dark sky minimum requirements.
19. ~~The petitioner shall be required to submit a master drainage plan at the time of development, identifying any potential significant drainage issues.~~
20. The community shall be gated and designed in accordance with the Hernando County Facility Design Guidelines.
21. The park models and/or tiny homes development area shall be age restricted. Covenants and restrictions for this development shall be submitted to the Hernando County Planning Department indicating that park models and/or tiny home require a minimum 6-month leasing period.
22. The developer shall implement and maintain a policy to verify that all prospective tenants and occupants are not listed on any state or national sex offender registry. This verification process must be conducted for each adult applicant prior to the execution of a lease agreement.
23. The petitioner shall designate the exit along Mondon Hill Road as emergency access only in accordance with Hernando County Facility Design Guidelines and Fire Rescue requirements.
24. 24. 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.