

BOCC ACTION:

On March 3, 2026, the Board of County Commissioners voted 5-0 to adopt a resolution approving a Master Plan Revision for a site zoned CPDP/(Combined Planned Development Project) with PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with Deviations, and the following unmodified 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 floral and wildlife (faunal) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
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. The developer shall provide geotechnical testing in accordance with the Hernando County Facility Design Guidelines, including DRAs to determine if subsurface karst features are present.
6. A substantial portion of the site is located within the buffer area of known archaeological sites. Due to the potential presence of archaeological sites, an archaeological survey shall be completed prior to submittal of construction drawings.
7. The petitioner shall provide the Southwest Florida Water Management District (SWFWMD) jurisdictional delineation lines for the on-site wetland areas to be retained. These areas shall be incorporated into all future site designs and plats.
8. The developer shall conduct a water and sewer capacity analysis during the conditional plat phase and connect to the central water and sewer systems at time of vertical construction.
9. A Traffic Access Analysis is required. The Traffic Access Analysis shall be required to include a queuing analysis. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
10. A frontage road across the entire frontage of US Highway 41 shall be required per Hernando County Ordinance.
11. Interconnectivity shall be provided for all commercial parcels.
12. The petitioner shall provide a treed boulevard for the residential subdivision along the reverse frontage road, with trees located outside the right-of-way.

13. The project shall comply with all applicable County and FDOT access management and design criteria for the existing full median opening at Pine Cabin Road and U.S. Highway 41 (Broad Street)
14. The petitioner shall preserve and/or replant the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required buffers, open space and drainage areas.
15. The single-family area is approved with the following land uses and minimum development standards:
 - Front: 25'
 - Side: 5' (Previously approved deviation from 10')
 - Rear: 15' (Previously approved deviation from 20')
 - Minimum lot size: 4,800 sf (Previously approved deviation from 6,000 square feet)
 - Minimum lot width: 40' (Previously approved deviation from 60')
 - Minimum lot size 4,800 square feet (Previously approved deviation from 6,000 square feet) (interior):
 - Minimum lot size 6,000 square feet (exterior):
 - Maximum Height: 35'
 - The maximum permitted development intensity shall not exceed 155 single-family detached dwelling units.
16. The petitioner shall provide and maintain the required buffers adjacent to residential areas as depicted on the approved Master Plan. Where existing vegetation does not achieve 80% opacity, the petitioner shall enhance and/or supplement the buffer to meet the required opacity, including along areas adjacent to Hernando Oaks.
 - A 15-foot vegetative buffer achieving 80% opacity shall be installed along Grand Entrada Boulevard in front of the single-family portion of the development, where shown on the Master Plan.
 - A 20-foot landscaped buffer shall be installed along Grand Entrada Boulevard adjacent to the commercial parcel, where shown on the Master Plan.
17. Commercial - Minimum Perimeter Setbacks:
 - US Hwy 41: 75' (Previously approved deviation from 125')
 - North: 20'
 - South: 35'
 - West: 35'

18. Commercial - Internal Setbacks

- Front: 75' (Previously approved deviation from 125')
- Side: 20'
- South: 35'

The building setbacks for the existing commercial building formerly known as Gateway Furniture will remain at approximately 30'.

19. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
20. 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.
21. The developer shall provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setback deviations of 5 feet.
22. The project has large areas of floodplain. Floodplain mitigation will be required to preserve the volume of the floodplain. A certificate of "no net rise" will be required.
23. The petitioner has identified 2.5 acres as neighborhood park for the subject development. The proposed size exceeds the minimum requirements. If the master plan is approved, the petitioner shall provide the neighborhood park as indicated on the master plan.
24. The subdivision entrance improvements currently on the site will be preserved by the developer.
25. 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.