
Section 1. General provisions for planned development projects.

All planned development projects shall meet the following requirements for development:

- A. *Environmental.* The planned development project shall meet the requirements of all county regulations, plus all applicable state and federal laws, regulations and rules. Additionally, planned development projects shall be designed to minimize environmental impacts and incorporate existing environmental features into the overall design of the project.
- B. *Perimeter setback:* The following shall be the minimum building front, rear and side setbacks for the portion of the project which is adjacent to the project perimeter:

PDP (Residential Uses)	Front	25
	Side	10
	Rear	20
PDP (Neighborhood Commercial)	Side	20
	Rear	35
PDP (Commercial/Office-Professional Uses)	Side	20
	Rear	35
PDP (Industrial Uses)	Side	20
	Rear	35
PDP (Agricultural, County 2.5)	Front	75
	Side	25
	Rear	35
PDP (Agricultural/Residential)	Front	50
	Side	10
	Rear	35
PDP (Recreational)	Front	75
	Side	25
	Rear	25
PDP (Residential SF Mobile Home)	Front	25
	Side	10
	Rear	15
PDP (Corporate Park)	Side	20
	Rear	35
PDP (Aviation Facilities District)	Side	20
	Rear	35
PDP (Commercial Marine)	Side	20
	Rear	35

Along US 19, SR 50, US 41, US 98, US 301, CR 578, and CR 485, front yard requirements shall be one hundred twenty-five (125) feet. Residential uses located on CR 578 between US 19 and Oak Lake Drive shall meet the standard setback of the district. For (commercial/office professional uses), (industrial), (corporate park), and (aviation facilities) PDPs, front perimeter setbacks are as follows:

Along all roads not included above and identified on the Existing Functional Classification Map developed by Hernando County, the front setback shall be seventy-five (75) feet. Along all roadways not identified on the Existing Functional Classification Map, the minimum front yard requirement is thirty-five (35) feet.

For neighborhood commercial PDPs, front perimeter setbacks are as follows:

Along all roads not included above and identified on the Existing Functional Classification Map developed by Hernando County, the front setback shall be fifty (50) feet. Along all roadways not identified on the Existing Functional Classification Map, the minimum front yard requirement is thirty-five (35) feet.

The Existing Functional Classification Map developed by Hernando County is hereby adopted by reference and made part of this section. The official Existing Functional Classification Map shall be placed on file at the Hernando County Planning Department. The Existing Functional Classification Map may be modified by board resolution at any time upon notice of an advertised public hearing.

For PDP (Commercial Marine), the rear setback may be reduced to twenty-five (25) feet adjacent to a navigable water body.

- C. *Buffering.* A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential or agricultural.

The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

- D. *Building Coverage.* Residential PDPs with single family or single family attached uses, and all PDPs with a residential component shall not exceed more than 35 percent building area coverage for the residential acreage.

Residential PDPs with multifamily uses and all PDPs with a residential component with multifamily uses shall not exceed more than 45 percent building area coverage for the residential acreage.

- E. *Landscaping.* All planned development projects shall meet the landscaping requirements of the Community Appearance Ordinance.
- F. *Streets.* All streets within a planned development project shall meet minimum county design standards. The developer may suggest alternative design standards for streets to the county engineer, submit data supporting the alternative design, and request approval of the alternative design by the governing body.
- G. *Comprehensive plan.* The petitioner shall demonstrate consistency with the Hernando County Comprehensive Plan.
- H. *Parking standards.* All required parking shall meet the requirements of the land development regulations. The developer may suggest alternative design standards for parking areas to the county engineer and may suggest reduced parking standards to the planning department, submit data supporting the alternative design, and request approval of the alternative design and reduced parking standards by the governing body.
- I. *Dedication.* The developer of a planned development project in which any facilities, improvements, or features are to be privately maintained shall dedicate the facilities, improvements, or features to a property owners' association and shall grant to the association either a fee simple interest or an easement in the property upon which the facilities are constructed. Membership in the property owners' association shall be mandatory and the association shall be formed by the developer concurrent with the filing of any record plat for the development.

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- J. *Signs.* All proposed signage within a planned development project shall meet the requirements of the county's sign ordinance. Any deviations to the sign ordinance shall be presented on the master plan, and specifically requested in the narrative, at time of submittal of the application for the master plan. The developer may suggest alternative signage for review and approval by the governing body.
- K. *Accessory structures and buildings in residential PDPs.*
- i. Accessory buildings are permitted in the side, rear and secondary front yards. Such accessory buildings shall be at least five (5) feet from side and rear lot lines. Accessory structures in the secondary front yard shall meet the front yard requirements of the district for the principal building.
 - ii. Noncommercial piers and boat houses are permitted in the side and rear yard, provided the structure is at least five (5) feet from side property lines. No setback is required from lot lines adjoining waterways.
 - iii. Swimming pools and screened swimming pool enclosures are permitted in the side or rear yard and must be at least five (5) feet from side and rear property lines. Swimming pools and screened swimming pool enclosures are permitted in the secondary front yards and shall meet the front yard requirements of the district for the principal building.
 - iv. Attached carports shall meet the principal building yard requirements of the district.
 - v. Detached accessory structures which have pervious or impervious roof coverings shall be permitted in the side and rear yard and must be at least five (5) feet from the side and rear property lines. Detached accessory structures in the secondary front yard shall meet the front yard requirements of the district for the principal building.
 - vi. Except as provided in subparagraph vii. hereof, no more than one detached building shall be allowed on a parcel. Any detached accessory building exceeding two hundred (200) square feet in size must meet the following:
 - a. The detached accessory building shall either be on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood-prone areas; or, the detached accessory building shall be skirted with a visual screening of new material, or material in acceptable condition, consisting of aluminum, pressure-treated wood, masonry or other acceptable material placed around the entire perimeter of the detached accessory building extending from the base to the ground.
 - b. All other applicable standards relating to accessory buildings shall be met.
 - c. The detached accessory building shall be no more than four hundred (400) square feet in size.
 - vii. One detached garage, in addition to the detached building provided for in item vi. above, is allowed meeting the following criteria:
 - a. The detached garage is site built; and
 - b. Has a minimum dimension of ten (10) feet by twenty (20) feet; and
 - c. The length of the detached garage shall be no more than twice the measurement of the width; and
 - d. Has a minimum roof pitch of 3 on 12; and
 - e. Has roof materials of either shingles or tile; and

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- f. Has either lap siding, brick veneer, concrete block or stucco exterior walls; and
 - g. The detached garage shall be on a permanent foundation consisting of either a stem wall with continuous footing, a monolithic slab, or permanent foundation designed to meet the criteria of the flood regulations in flood-prone areas.
 - L. *Fire protection plan.* For all residential PDPs with lots which have lot widths of less than sixty (60) feet at the building line, a fire protection plan must be submitted upon the filing of a conditional plat. The fire protection plan must include:
 - 1) Prohibition of walls which preclude access to side yards; or,
 - 2) If walls are proposed, gates or doors must be provided to allow access to side yards; or,
 - 3) The provision of a fifteen-foot separation strip free of any impediments (no walls, structures, pools, buildings, etc.) every eight (8) units and unimpeded rear yards; or,
 - 4) Residential sprinkler system; or,
 - 5) Other plan acceptable to the county.
 - M. *Portable storage structure regulations in all residential PDPs.* A portable storage structure not to exceed 160 square feet in size is allowable in conjunction with the residential use of a property when the storage structure is associated with remodeling, other construction, or moving. Such portable storage structure shall be allowable for a period not to exceed 30 days except when used in conjunction with a building permit issued for remodeling or other construction. In these cases, the portable storage structure is allowable for a period to correspond with the building permit.
 - N. *Open Space.* Usable open space excludes drainage retention areas and required buffers. Conservation areas which allow passive use may be utilized in the usable open space calculation. The minimum open space shall be as required under chapter 10 of this code entitled community appearance unless additional open space is required in connection with master plan approval or as otherwise required in this zoning code, whichever results in the greatest percentage or amount of open space being provided.
 - O. *Duration of Master Plan.* The failure of the applicant to initiate substantial performance within ~~two (2)~~ **five (5)** years from date of approval by the governing body shall render the master plan null and void unless a longer duration period is specifically set forth in a valid and unexpired DRI development order or a valid and unexpired development agreement between the applicant and the county. If a planned development project requires subsequent conditional plat approval, then 'substantial performance' shall mean that the applicant has obtained conditional plat approval during the duration period and the applicant is diligently pursuing the next stage of development approval in accordance with all applicable time frames. If a planned development project does not require plat approval, then 'substantial performance' shall mean that the applicant has obtained a building permit for vertical construction relating to the primary or principal building for non-residential projects or has obtained building permits for the first phase of dwelling units for residential projects during the duration period. Should these subsequent time frames not be adhered to, then the master plan shall be deemed null and void. A master plan that has been deemed null and void under this provision cannot be revived except by the applicant starting the process anew including filing a new application and paying all required fees.
 - P. *Neighborhood parks.* Single family planned development projects of more than fifty (50) dwelling units shall meet the requirements for the provision of neighborhood parks. The provision of neighborhood parks for use by the residents of the subdivision in accordance with the requirements for neighborhood parks shall count towards the minimum open space requirements of this subsection.

(Ord. No. 98-24, §§ 10, 11, 8-25-98; Ord. No. 99-14, §§ 19, 20, 7-6-99; Ord. No. 2000-07, § 7, 5-9-00; Ord. No. 2001-06, §§ 14, 15, 5-8-01; Ord. No. 2001-24, §§ 14—16, 12-18-01; Ord. No. 2003-02, § 17, 2-11-03; Ord. No. 2003-08, § 3, 4-22-03; Ord. No. 2004-03, § 22, 2-24-04; Ord. No. 2005-01, § 11, 2-8-05; Ord. No. 2008-05, § XXII, 2-26-08; Ord. No. 2008-04, § III, 2-13-08; Ord. No. 2009-18, § V, 12-8-09; Ord. No. 2010-1, § III, 1-26-10; Ord. No. 2010-21, § VI, 10-26-10; Ord. No. 2016-17, § V, 11-8-16)

Section 2. Plan standards.

For all Planned Development Projects, the applicant shall submit a master plan to the Planning Department. The master plan shall show all of the following, to the extent applicable:

1. Location and approximate acreage of all proposed land uses, including the location of all proposed uses, identification of all dwelling unit types, and identification of any special design features, such as but not limited to; buffers, open space, nature areas, parks, etc.;
2. External access roads and the approximate location and design of proposed access points;
3. Major internal access roads, proposed circulation plan and access points to individual pods;
4. The location and extent of any existing natural features, wetlands, listed flora and fauna; or other unique features; and any surveys associated with these features;
- ~~5. Separation distances between land uses;~~
- ~~6. Surrounding zoning;~~
- ~~7. Surrounding land uses;~~
- ~~5.8.~~ Parcel dimensions and existing site conditions;
- ~~6.9.~~ Location of Flood Plains;
- ~~10. Topographical information;~~
- ~~7.11.~~ The approximate location of existing and proposed Drainage Retention Areas;
- ~~8.12.~~ Perimeter project setbacks and building heights;
- ~~9.13.~~ Internal project setbacks;
- ~~10.14.~~ Individual lot setbacks;
- ~~11.15.~~ Intensity/density of the proposed project:
- ~~16. Portions of the property, if any, restricted to senior or age-restricted residents, or restricted to affordable housing as defined in section 420.0004, Florida Statutes, or restricted to workforce housing as defined in section 420.5095, Florida Statutes, as such statutes may be amended or renumbered from time to time; and,~~
- ~~12.17.~~ Depending upon the location, complexity or size of the proposed project the planning staff may request additional information necessary to complete the review of the project.

This shall be considered a preliminary master plan at time of submittal of the rezoning amendment petition. The Governing Body may require that the master plan be revised to meet any additional conditions. If the Governing Body requires such a revision, the applicant must submit a revised master plan, meeting all conditions, following the action by the Governing Body. In no event shall the applicant receive any subsequent development approval from the county until such time the applicant has submitted a revised master plan meeting the requirements of this provision.

(Ord. of 12-4-72, § VII(a)(1); Ord. No. 89-1, § 2, 1-24-89; Ord. No. 98-24, §§ 11, 12, 8-25-98; Ord. No. 2003-08, § 4, 4-22-03; Ord. No. 2005-01, § 11, 2-8-05; Ord. No. 2008-05, § XXIII, 2-26-08; Ord. No. 2009-18, § VI, 12-8-09)

Section 3. Narrative standards.

For all Planned Development Projects, the applicant shall submit a narrative. The narrative, at a minimum, shall discuss each of the following items:

1. Proposed land uses and approximate acreage of land uses;
2. Proposed density levels for the residential development (if applicable)/intensity of commercial (in square footage);
3. Separation distances for the differing land uses within, **and external to, the proposed PDP and/or use types;**
4. Proposed setbacks, minimum sizes for individual lots, and building heights;
5. Condition of and impact on natural features;
6. Discussion of the impact on infrastructure, including but not limited to transportation, water, drainage, sanitary sewer, parks, recreation, solid waste and public school facilities, along with any necessary data and analysis required to demonstrate that adequate public facilities will be available;
7. Discussion on any improvements proposed to the infrastructure to maintain and demonstrate adequate public facilities;
8. Proposed uses within all the pods;
9. Existing **land uses zoning(s)** on the site **and the adjacent site;**
10. Concept of the development plan, including project phasing if applicable;
11. Identification, and justification of, any proposed deviations from the design standards;
- ~~12.~~ **If the project or any portion involves dedicated senior or age-restricted housing, or is restricted to affordable housing as defined in section 420.0004, Florida Statutes, or workforce housing as defined in section 420.5095, Florida Statutes, as such statutes may be amended or renumbered from time to time, then a description of such housing shall be included in the narrative. The county shall require a separate development agreement with the applicant and/or evidence of recordable deed restrictions or such other recordable instrument acceptable to the county which memorializes and enforces such commitment to provide senior or age-restricted housing, affordable housing, and/or work force housing.**
- ~~11.13.~~ Depending upon the location, complexity or size of the proposed project the planning staff may request additional information necessary to complete the review of the project.
- 12. Conversions between residential use types may be permitted, provided that the resulting transportation impacts do not exceed the number of peak-hour trips generated by the originally approved residential units. Conversions between commercial floor area and residential dwelling units, or vice versa, shall be prohibited.**

This shall be considered a preliminary narrative at time of submittal of the request for zoning amendment petition. The Governing Body may require that a PDP narrative be revised to meet any additional conditions. If the Governing Body requires such a revision, the applicant must submit a revised narrative, meeting all conditions following the action by the Governing Body. In no event shall the applicant receive any subsequent development approval from the county until such time the applicant has submitted a revised narrative meeting the requirements of this provision.

(Ord. No. 98-24, §§ 11, 13, 8-25-98; Ord. No. 2003-08, § 5, 4-22-03; Ord. No. 2005-01, § 11, 2-8-05; Ord. No. 2008-05, § XXIV, 2-26-08; Ord. No. 2009-18, § VII, 12-8-09)

Section 4. Revisions.

The following circumstances shall be considered a substantial deviation and require modification to the approved master plan and approval by the Governing Body. The process for receiving master plan revision approval for modifications which are deemed substantial shall be in the same manner as a zoning amendment petition:

- ~~1. Relocations of land uses which are either adjacent to platted or developed portions of the project, or adjacent to the project perimeter;~~
- ~~1.2.~~ Increase of density, or intensity, or a change of approved uses;
- ~~2.3.~~ Increase or decrease in or major location change of approved rights of way;
- ~~3.4.~~ Substantial change in external access points;
- ~~4.5.~~ Addition or subtraction of land;
- ~~6. Change in permitted setbacks;~~
- ~~7. Changes which alter the proposed concept or design of the development;~~
- ~~8. Increases to the approved building heights;~~
- ~~9. Changes that substantially alter the basic size and location of approved land uses and which impact surrounding properties or substantially alter the approved site layout;~~
- ~~10. Any modification to specific performance conditions approved by the Governing Body.~~

Revisions to an active master plan shall be reviewed by the Development Services Director or their designee to determine whether the proposed modifications constitutes a substantial change to the scope, scale, or intent of the previously approved development. This would include any modifications to specific performance conditions approved by the Governing Body. Modifications determined not to materially alter the approved development may be approved administratively. A request for revision shall require the applicant to submit the appropriate application.

(Ord. of 12-4-72, § VII(b)(1)—(3); Ord. No. 76-2, § 24, 2-17-96; Ord. No. 84-14, § V, 8-21-84; Ord. No. 85-19, § 1, 8-20-85; Ord. No. 88-27, §§ 4—6, 8-10-88; Ord. No. 89-1, §§ 3—6, 1-24-89; Ord. No. 89-10, §§ 2, 3, 6-20-89; Ord. No. 92-15, § 4, 11-10-92; Ord. No. 96-08, § 24, 5-9-96; Ord. No. 96-19, §§ 22—28, 9-10-96; Ord. No. 97-3, § 11, 3-4-97; Ord. No. 98-24, §§ 11, 14, 8-25-98; Ord. No. 2003-08, § 6, 4-22-03; Ord. No. 2008-05, § XXV, 2-26-08)