

BOARD OF COUNTY COMMISSIONERS ACTION

On November 4, 2025, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for rezoning from AG(Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/(Recreation) PDP/PSF (Public Service Facility) for a Fire Station and PDP(RR)/ (Resort Residential) with deviations and 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 shall provide a comprehensive floral/faunal (wildlife) survey prepared by a qualified professional to identify any listed species present prior to any clearing or development occurring on the property. Furthermore, copies of any required FWC permits shall be provided prior to clearing or development.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable. Implementation of Florida Friendly Landscaping™ principles, techniques, and materials, and are designed to conserve water and reduce pollutant loading to Florida's waters.
4. Minimum Perimeter Building Setbacks (Inclusive of Buffers):
 - i. North: 100'
 - j. South: 100'
 - k. East: 100'
 - l. West: 100'
 - m. From Lake Lindsey ROW: 100'
5. Minimum Setbacks and Building Height:
 - n. Golf Course Setback: 100' from all property boundaries
 - o. Internal Building Setbacks: 20' between buildings
 - p. Building Height: 45'
6. The petitioner shall provide full or semi-cutoff fixtures as required by the County LDR and retain all light on site and prevent any light spillage onto neighboring uses.
7. Onsite lighting shall be designed to be Dark Sky Compliant to preserve the night sky.
8. Golf courses shall be designed, constructed and maintained in accordance with the Audubon International Signature Program (AISP) or its equivalent.
9. A Traffic Access Analysis along with a Queuing Analysis shall be required. A Traffic Signal Warrant Analysis shall be required along with the Traffic Access Analysis. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer to install.
10. The area identified as Planned Development Project (Recreation) South of Lake Lindsey Road shall include outdoor recreation, picnic areas, natural buffers, private hunting for members only, and open space.

11. The development shall be permitted to be served by septic unless an onsite alternative treatment system is required by the Department of Health.
12. Resort units will consist of eight (8) privately owned, operated and maintained buildings containing up to 8 units each together with four (4) additional units in the clubhouse.
13. No fee simple residential lots or permanent dwelling units intended for individual ownership shall be permitted, except for units constructed and owned by the Club.
14. The Public Service Facility Overlay District sets aside 5 acres for the construction of a future fire station on the site.
15. At the time of development, the petitioner shall be required to provide the Hernando County School District a copy of the covenants and restrictions for the development indicating that it is a resort residential community, and no permanent residents will live on the site.
16. The master plan duration shall be extended to 5 years.
17. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days upon notification by the Planning Department of the rendition of the resolution and the Board of County Commissioners performance conditions. Failure to submit the revised plan will result in no further development permits being issued until submitted by the applicant.
18. The Developer shall dedicate a 5-acre site south of Lake Lindsey Road to Hernando County for a future Fire Station, with deed transfer completed before the first phase of development or on a date mutually agreed upon by the County and Developer. The Fire Station site shall be generally located as indicated on the master plan with the exact final location determined by the County. The Fire Station site shall be designated PDP/PSF (Public Service Facility).
19. The area designated as PDP(Rec) south of Lake Lindsey Road, excluding the potential Fire Station site, shall include a five-year purchase option to a recognized organization or entity for conservation, whereas at the end of this term the property shall remain designated for outdoor recreation use for Club members, as outlined in the Narrative and on the Master Plan.
20. Approved Recreation uses shall be as indicated in the narrative and on the master plan.
21. The Master Plan PDD shall maintain a 100-foot wide defined "edge" around the development (with the exception of Lake Lindsey Road) that will remain open space and low intensity passive recreation uses in order to create a clear transition from the resort to surrounding rural/low density land uses. The defined "edge" shall be protected through a conservation easement granted to an acceptable entity. Any change to the defined "edge" shall require a major modification to the master plan.
22. All on-site wetlands shall be protected by a conservation easement.
23. Primary access to the property will be from Lake Lindsey Road; the configuration and location of the access point will be worked out with the County Engineer. A potential second access located in the northwest quadrant of the site as depicted on the master

plan will provide a direct connection to US 41/Broad Street; this access is contingent upon a land swap with the State Division of Forestry pending approval of FWC.

24. The clubhouse and maintenance area will be located on parcel key 337399 (north side of Lake Lindsey Road) in a south-central location as generally depicted on the master plan, setback 100 feet from Lake Lindsey Road and adjoining perimeter parcels. The clubhouse will contain meeting rooms, common space, recreation space and a restaurant. The clubhouse and restaurant will be open only to members and will not be open to the public. The pro-shop will be in the clubhouse or in an ancillary structure. The clubhouse, maintenance facility, and accessories buildings will not exceed 30,000 square feet (excluding cottages); the maintenance facility may include a pole barn, cart barn, storage, workshop, etc.
25. Along Lake Lindsey ROW, the developer will construct a vegetated berm not less than six feet in height and 25 feet in width to create a sound and visual buffer for the private golf course facility.
26. The petitioner shall be required to provide an update to the Development Services Director on the benefits to the community as indicated in its presentation to the Board of County Commissioners at least once annually. This will be reviewed and distributed to the Board of County Commissioners.
27. The petitioner shall be required to enter into an agreement with a vendor that is licensed to maintain any private sewer system installed on the site. This agreement shall be provided to the Hernando County Utilities Department at the time of construction drawing submission.
28. The presentation made by the petitioner during the November 4, 2025, Board of County Commissioners meeting shall be included as an appendix to the approved master plan. The petitioner shall be required to meet or exceed all standards set forth in this presentation as part of the design and development of the site.
29. The Petitioner and their successors and assigns shall, at all times, design, construct, and maintain all drainage facilities and systems in full compliance with the most current and stringent applicable drainage standards, rules, and regulations as set forth in the Florida Statutes, the Florida Administrative Code, and any other controlling governmental authority, provided, however, that in no event shall the Petitioner be held to a standard less stringent than the applicable drainage standards in effect on January 1, 2025.