

BOARD OF COUNTY COMMISSIONERS ACTION:

On May 5, 2026, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request to reestablish the Master Plan for a property zoned PDP(SF)/ Planned Development Project (Single Family) 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. A wildlife survey shall be prepared by a qualified professional to identify any other listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.
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™ Program materials and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational materials are available through the Hernando County Utilities Department.
5. Invasive plant species shall be identified during the construction plan review and removed during the development process.
6. The developer shall complete a water capacity analysis (including necessary fire service/hydrant spacing) during the subdivision review process and connect to the central water system at the time of vertical construction.
7. The subject property is located within the Weeki Wachee Priority Focus Area of Springs Protection and is subject to nitrogen reducing systems if any individual lot is less than 43,560 square feet.
8. Minimum Building Setbacks:
Front: 25'
Side: 10'
Rear: 20'
9. A 5' natural vegetated buffer enhanced to 80% opacity shall be constructed along the boundaries of the property adjacent to existing residential lots.
10. The Northwestern lot number 12 will have a 7.5-foot easement buffer dedicated in the Final Plat.
11. The minimum lot size of 10,000 square feet is approved, subject to a maximum of 12 lots to comply with the minimum septic tank density requirements in Section 28-99(c) of the

Hernando County Code of Ordinances. Tract A will be designated as a buffer, and no primary dwelling unit or additional septic system will be located on this tract.

12. 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.
13. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.