



HEARINGS: Planning & Zoning Commission: October 13, 2025
Board of County Commissioners: December 2, 2025

APPLICANT: Riopelle Properties, LLC

FILE NUMBER: H-25-26

REQUEST: Rezoning from AG (Agricultural), PDP(IND) Planned Development Project (Industrial) and CPDP (Combined Planned Development Project) and Master Plan Revision on Property Zoned CPDP (Combined Planned Development Project) with single-family and multifamily uses

GENERAL LOCATION: Southeast Corner of Kettering Road and Dashbach Street

PARCEL KEY NUMBER(S): 396716, 424641, 424650, 424678, 473794, 536254, 541444, 1299115, 1342666, 1376219

Applicant's Proposed Revisions to P&Z Action 10/31/2025

On October 13, 2025, the Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from AG (Agricultural), PDP(IND) Planned Development Project Industrial, and CPDP (Combined Planned Development Project) and a Master Plan Revision on Property Zoned CPDP with (SF) single-family and (MF) multifamily uses 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 development shall be limited to a total of 988 units, with the final unit mix to be determined at the time of conditional plat.
3. The petitioner shall be required to comply with all Florida Fish and Wildlife Conservation Commission and Southwest Florida Water Management District permitting requirements.
4. 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.
5. 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.

6. A geotechnical evaluation and report prepared by a qualified professional shall be used in the design and layout of the development to determine if depressional areas exist and whether they are classified as jurisdictional by the SWFWMD. If a depression is classified as jurisdictional by the SWFWMD, a vegetated buffer averaging a minimum of 25 feet in width and no narrower than 15 feet in width shall be maintained based on the jurisdictional line and classification/permitting requirements of SWFWMD. No buildings shall be placed within this buffer area.
7. 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.
8. If utilities capacity is not available at the time of development, the developer shall coordinate with the Planning Division and the Hernando County Utilities Department to establish the procedure by which capacity can be reserved at conditional plat and memorialized in the Water and Sewer Agreement if as needed.
9. A Traffic Access Analysis with a traffic signal warrant analysis for the intersection of Kettering Road and Vineyard Drive at the entrance to Benton Hills Development will be required. Any improvements identified by the Traffic Access Analysis will be the developer's responsibility to install.
10. All typical sections and driveway connections will need to meet Hernando County standards.
11. Pedestrian connectivity/sidewalks are required to connect the various residential pods within the development.
12. Right of Way along Kettering Road will be required. The developer shall coordinate with the County Engineer at the time of Conditional Plat review to determine the exact amount required.
13. The developer shall provide two points of access to Kettering Road as generally displayed on the Master Plan.
14. The southern access point to Kettering Road shall be designed as the treed roadway in accordance with the Hernando County Land Development Regulations.
15. Single-Family Lot Requirements:

Front:	25'
Side:	7.5' (Deviation from 10', previously approved at 7.5' and 5')

Rear:	15' (previously approved 15' Deviation from 20')
Maximum Building Coverage:	65% (deviation from 35%)
Minimum Lot Width:	<u>45' (deviation previously approved for 50') (45' wide lots not to exceed 25% of the total single-family units within the development)</u> Lot width not to exceed 75'
Minimum Lot Size:	<u>4,950 square feet (deviation from 6,000)</u>

16. The developer shall be required to provide for the following monotony control design elements for 45' lots:

- A proposed home shall have two different architectural features from the two houses on either side of it that face the same street.
- A proposed home shall differ in architectural features from the house(s) directly across the street (i.e., the house directly across the street, but not diagonal or those on either side of the house directly across the street). These architectural features shall be made available to the potential homeowners at the discretion of the developer.
- For the rear of homes that back-up to or face a street, the differing appearance shall be accomplished, at a minimum, by the reversal of floor plans or changes in material colors.
- No more than 20% of garages shall protrude more than 8 feet beyond the roof line of each single family detached unit built-for-sale, and each such garage (protruding more than 8 feet beyond the roof line) shall contain decorative garage fronts.

17. Each single family detached home built-for-sale on a 45' lot shall have at least one (1) of its required lot trees on or in front of the lot, which tree(s) may either be part of the treed roadway/access requirement or a tree in the front yard.

18. Townhome Lot Requirements:

Front:	20' (Deviation from 25')
Side:	0' Internal; 7.5' External
Rear:	15' (Deviation from 20')
Minimum Building Separation:	15'
Maximum Building Coverage:	70% (Deviation from 45%)
Minimum Lot Width:	20' (Deviation from 75')
Minimum Lot Area:	2,000 square feet (Deviation from 12,000)
Maximum Units Per Building:	8

19. Villa Lot Requirements:

Front:	25'
Side:	0' Internal; 5' External
Rear:	15' (Deviation from 20')
Minimum Building Separation:	10' (Deviation from 15')
Maximum Building Coverage:	70% (Deviation from 45%)
Minimum Lot Width:	35' per unit; 70' per lot (Deviation from 75')
Minimum Lot Area:	3,675 square feet (Deviation from 12,000)

20. Lots shall be developed in accordance with the approved master plan, generally meeting

the following criteria:

- Residential Mixed Use Area along north boundary of the development is permitted to have Single Family Lots (minimum 45' wide), Townhomes (minimum 20' wide) and/or Duplex/Villas (minimum 35' wide)
- Single Family Lots (minimum 55' wide) – to the south of the Residential Mixed Use Area northeast corner of the development
- Single Family Lots (minimum 75' wide) – south boundary of the development
- ~~Duplex/Villas (minimum 35' wide) – north center of the development~~
- ~~Townhomes (minimum 20' wide) – northwest corner of the development~~

21. Perimeter Setbacks (including Buffers):

North:	345'
South:	675'
East:	345'
West:	345'

22. Perimeter Buffers:

North:	30' landscape buffer (see Page 2 of Master Plan for Type 3 Buffer)
South:	60' vegetated buffer supplemented to 80% opacity (30' Landscape Buffer Plus 30' Natural Vegetation) (See Page 2 of Master Plan for Type 3 Buffer)
West:	30' landscape buffer (<u>See Page 2 of Master Plan for Type 3 Buffer</u>)

The petitioner shall be required to provide a cross-section for the landscape buffers along the northern, southern and western borders of the development indicating the planting plan and vegetation type at the time of conditional plat.

23. The petitioner shall provide additional holiday/visitor parking in the amount of 10% of the total parking required for the Residential Mixed Use Area including 45' Single Family Lots, townhome and/or villa units to provide adequate parking for this portion of the community.
24. The petitioner shall provide the minimum neighborhood park acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.
25. The development shall meet the natural vegetation area requirements of the Community Appearance Ordinance. The proposed buffers may be counted toward the preservation acreage. The remaining preservation acreage shall be utilized as part of a comprehensive open space and recreation plan for the property, tying together the neighborhood park pods within the development. Multipurpose pathways may at the Developer's option be placed along the edge of those areas designated for the preservation of natural vegetation insofar as they further the pedestrian and bicycle connectivity for the community. These pathways shall incorporate pedestrian scale lighting and, where possible, take advantage of drainage features and other open space opportunities, incorporating pedestrian scale landscaping and seating areas.

26. At the discretion of the developer, the petitioner may attempt to coordinate with the Florida Department of Transportation to identify direct access point(s) from the subject development to the Withlacoochee State Trail. If requested by the developer and approved by FDOT, these access points are to be shown on the conditional plat.
27. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
28. The petitioner shall meet with the Transit Division prior to filing conditional plat to determine the need and demand for transit stop location(s) on site based upon current transit routes and schedules. The general location(s) of any transit stop location(s) shall be reflected on the conditional plat and construction drawings and will only be required if there is a current or planned transit route that serves the development.
29. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt of the Board of County Commissioners action from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.