
APPENDIX D - BOARD OF COUNTY COMMISSIONERS ACTION

On February 25, 2025, the Board of County Commissioners voted 4-1 to adopt a resolution approving the petitioner's request for a rezoning from AR (Agricultural/Residential) and AG (Agricultural) to PDP(SF)/ Planned Development Project (Single Family) with deviations and 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 petitioner shall provide a comprehensive floral/faunal (wildlife) survey prepared by a qualified professional to identify any listed species present as a part of the Conditional Plat phase. Copies of any required FWC permits shall be provided to the County 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 design techniques, principles, materials, and plantings for required landscaping. Retention of large native trees and stands should be maintained to the extent possible.
4. The Builder/Developer shall provide new residential property owners with Florida-Friendly Landscaping™ Program materials and encourage use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use shall be included. Educational materials are available through the Hernando County Utilities Department.
5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.
6. If there are any archaeological artifacts found on the property while working, the developer shall cease activity, inform the County, and contact the State Historic Resources Office to receive direction on how to proceed.
7. The petitioner shall provide the minimum required 3.73-acres (162,461 square feet) of natural vegetation in accordance with the Hernando County Land Development Regulations.
8. The petitioner shall provide the minimum neighborhood park acreage of 1.73-acres (75,3598 square feet) exclusive of drainage retention area in accordance with the Hernando County Land Development Regulations. Wetlands may be included in this calculation, as long as there are park amenities nearby and it is included in the Neighborhood Park plan.
9. The petitioner shall provide a water and sewer capacity analysis at the time of conditional plat review and connect to the central water and sewer systems at time of vertical construction.
10. A formal application for School Concurrency Analysis shall be submitted to the Hernando County School District no less than thirty (30) days prior to submission for approval of a site plan, conditional plat, or functional equivalent. Should the School District then find sufficient

capacity neither exists, nor is anticipated to exist within three (3) years from the issuance of such approval, the School District will require, as a condition of any such approval, a Capacity Improvement Agreement or a Proportionate Share Mitigation Agreement with the School Board, to offset the demand for public school facilities created by the proposed development.

11. The petitioner shall be required to provide a treed roadway into the development accordance with the Code requirements.
12. There shall be two (2) access points for this subdivision. A full access on Lomita Wren Road and an emergency access point on Eakin Street.
13. The petitioner shall provide a 20' undisturbed perimeter buffer. Activities permitted in the buffers include removal of dead trees, removal of invasive species, and planting new vegetative material, where needed, to reach 85% opacity within 12 months of planting.
14. Maximum Number of Dwelling Units: 423 107 single family dwelling units
15. Minimum Lot Size Minimum Lot Size: 10,000 square feet
16. Minimum Lot Width at Building Setback Line: 75'
17. Individual Lot Setbacks:
 - Front: 25'
 - Side: 10'
 - Rear: 20'
 - Secondary Front Yard/Corner Lot: 25'
18. Sidewalks shall be required throughout the project. The petitioner shall coordinate sidewalks outside the project with the County Engineer.
19. Improvements to adjacent roadways will be required and will be the responsibility of the Developer.
20. 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.