



STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	January 12, 2026 March 3, 2026
APPLICANT:	SV Tampa Land LP	
FILE NUMBER:	H-25-49	
REQUEST:	Master Plan Revision on Property Zoned Combined Planned Development Project (CPDP) with deviations	
GENERAL LOCATION:	North side of Kelso Street, bound by Commercial Way and Downing Street	
PARCEL KEY NUMBER(S):	1100007, 1099992 and 1259863	

APPLICANT'S REQUEST

The request is for a Master Plan Revision for Seville West. The current Master plan is vested by a Development Agreement approved by the Board of county commissioners on November 19, 2013. The Development Agreement vests the Master Plan and performance conditions approved by the Hernando County Board of County Commissioners on August 1, 2002 (H-02-25) unless a revised Master Plan is approved by the County pursuant to Appendix A, Article VII, Section 4 of the Hernando County Code of Ordinances.

The Master Plan revision is proposing the following changes:

- Eliminate the Village Center
- Realign Seville Parkway
- Convert the previously approved golf course to greenways consisting of open space, drainage and passive recreation.
- Increase the overall unit count for Seville West from 3,085 to 3,800.
- Revising the unit mix to include a designated multifamily pod; designated single family pods consisting of 40-, 50- and 60-foot-wide lots; designated residential mixed-use pods consisting of single family, villa and townhome lots; and providing for the ability to designate age restricted (55+) development pods.
- Elimination of the requirement to provide a fire station site. A location for a fire station site has been previously secured by the County (key numbers 327756,83529,1087721).
- Elimination of the business park site. This site has been acquired by the State of Florida for the Suncoast parkway (remainder-property key 1099974-Board of Trustees of the internal Trust Fund).

The master plan will include an associated development agreement, to be presented to the Board of County Commissioners upon review and approval by the respective departments.

Deviations Requested

The petitioner has requested the following deviations:

- Lot size and width deviations for single-family, townhome and multifamily units
- Maximum Floor Area Ratio/Lot Coverage
- Various setbacks based on lot type and size

SITE CHARACTERISTICS

Site Size

Surrounding Zoning;	R1C & Citrus County: R1C Developed
Land Uses	North: R1C, PDP(SF), CV & AG
	South: CV
	East: CV
	West: CV, R1C & C2 along Commercial Way

Current Zoning: CPDP

Future Land Use Map Designation: Residential

ENVIRONMENTAL REVIEW

The petitioner conducted an environmental assessment that provided the following conclusions:

- The subject property is a previously constructed golf course, which is now vacant, and some platted undeveloped lots.
- Large, undeveloped, moderately wooded areas are situated adjacent to the former golf course fairways and the property lies amongst a mix of low and medium density residential areas, and state-owned land.
- The potential for occurrence of protected species on the subject property is moderate. Gopher tortoise burrows, a state threatened species, were confirmed within the property boundary. There were no other state or federally listed species detected on the property during the listed species surveys.

Comments: The petitioner shall be required to comply with all applicable Southwest Florida Water management district and FWC permits.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has reviewed the petitioner' request and has the following comments:

- HCUD currently supplies water and wastewater service to portions of these parcels. HCUD has no objection to the master plan revision for Seville West subject to a utility capacity analysis and connection to the central water & wastewater system at time of site development.

ENGINEERING REVIEW

The subject site is located on the North side of Kelso Street, bound by Commercial Way and Downing Street. It has access from Commercial Way (US 19), a four-lane arterial roadway with an excellent level of service.

The County Engineer has reviewed the petitioner's request and has the following comments:

- Traffic Access Analysis required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
- Additional comments may be forthcoming as review of Development Agreement requirements to revised conditions is under review by Director of Public Works, County Engineer.

Comments: The development will prepare a traffic impact study in accordance with County and FDOT requirements. Any required improvements will be outlined in a development agreement.

LAND USE REVIEW

The petitioner is proposing a mixed residential development, with the potential of single-family detached, townhome and villa units.

Access:

To establish minimum access requirements to single-family and multifamily subdivisions, the Board of County Commissioners adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than fifty (50) units. If approved, individual single family and multifamily pods that exceed fifty (50) units must meet the two (2) means of access per pod.

Additionally, Hernando County Land Development Regulations require that new single-family and multifamily developments with more than fifty (50) units provide at least one treed roadway/access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least ten (10) foot in width.

Comments: The master plan has been previously approved for access throughout the development via Seville Parkway, which will be realigned if the revision is approved. This parkway connects the development to both US 19 and Ponce De Leon Boulevard.

Lot Requirements

The petitioner has proposed a mixed residential community consisting of single-family, townhome, villa and multifamily dwelling units. The maximum number of units shall be 3,400 in the residential and mixed-use pods plus up to 400 multifamily units (defined below). The total number of units shall not exceed 3,800. The requirements for each type of lot are as follows:

Single-Family Areas (may also include villas):

- Minimum lot sizes 4,500, 5,500, 6,500 s.f. (Previously approved deviation from 6,000 s.f.)
- Minimum lot widths: 50' (deviation from 60')
- Minimum lot width Curve/Cul-de-sac: 30'
- Minimum Floor Area Ratio: 65% (deviation from 35%)
- Maximum Height: 35'
- Minimum Setbacks:
 - Front: 25'
 - Side: 5' (deviation from 10'; previously approved deviation)
 - Rear: 15' (deviation from 20'; previously approved deviation)

Mixed Use AreasSingle family

- Minimum lot size 4,500 s.f. (deviation from 5,500 s.f. (previously approved))
- Minimum lot widths: 45' (deviation from 60')
- Minimum lot width Curve/Cul-de-sac: 30'
- Maximum Floor Area Ratio: 65' (deviation from 35')
- Maximum Height: 35'
- Minimum Setbacks:
 - Front: 20' (deviation from 25' for 45' Lot)
 - Side: 5' (previously approved deviation from 10')
 - Rear: 15' (previously approved deviation from 20')

Townhomes

- Minimum lot size 3,850 1,800 s.f.
- Minimum Lot Width: 18 feet
- Maximum Floor Area Ratio: 75% (deviation from 35%)
- Maximum Height: 35'
- Minimum Setbacks:
 - Front: 20' (deviation from 25')
 - Side: 0'/5' (previously approved deviation from 10')
 - Rear: 15' (previously approved deviation from 20')

Villas

- Maximum Lot Coverage-70% (deviation from 45%)
- Minimum Lot Width-35 feet
- Minimum Lot Area-3,850 square feet
- Maximum Height-35 feet (2 stories)
- Minimum Setbacks:
 - Front: 20' (deviation from 25')
 - Sides: 5' /0' (deviation from 10 feet)
 - Rear: 15 feet (deviation from 20 feet)

Multifamily Areas

- Maximum Number of Units: 400
- Maximum units per building: 24 (deviation from 12)
- Maximum lot coverage: 45% building area for the multi-family acreage

- Maximum Height: 45'
- Minimum Setbacks:
 - Front: 25'
 - Sides: 0' feet Internal/7.5' External (Deviation from 10')
 - Rear: 20'
 - Building Separation: 15'

Monotony Control for Single-Family Lots

All single-family detached homes shall be required to address the following requirements to avoid architectural monotony:

- **Architectural Features:** To establish a difference in architectural features between homes of the same model type facing a street or mews, a minimum of two (2) architectural features shall differ on such same models on all single-family lots.
 - These features may include different: colors, materials (e.g., stucco, siding, brick, stone, etc.), elevations, arrangement of openings such as windows and doors, gables and eaves, dentils, cornices, trim, division of lights within windows, variation of building elevation (i.e., height, recessed planes etc.), porches, porticos, dormers, location of garage (left, right, or rear), ornamental or decorative garage doors, ornaments such as medallions, shutters, etc., and color or material of rooftops (e.g., shingles, tiles, etc.).
 - If different models of homes are adjacent to or across from each other, monotony is avoided.
 - 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.
- **Streetscape Tree Requirements:** Each single family detached home shall have at least one (1) of its required lot trees on or in front of the lot, which tree(s) may either be a street tree (in the front of the lot) or a lot tree (in the lot front yard).

Perimeter Buffers:

The petitioner has proposed perimeter buffers of 20' for all residential areas or pods except for the east adjacent to the powerline corridor which shall be 0' with perimeter setbacks of 35'.

Comments: All buffers shall remain undisturbed and/or enhanced to meet 80% opacity within 18 months of the completion of construction. Any buffer enhancement must be clearly identified in the plans with a planting cross-section included in the landscape plans. If any buffers must be disturbed due to the installation of utilities and/or right of way access, those areas must be clearly noted on the construction plans with a revegetation plan included as part of the landscape plans. For any portion of the buffer that does not meet the 80% criteria upon the

initialization of construction, a construction barrier fence must be installed where immediately adjacent to residential properties in accordance with the Hernando County Land Development Regulations.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area.

Fire Protection Plan

Hernando County LDRs require that a fire protection plan be completed for residential developments with lot sizes less than 60' in width.

Comments: If the master plan is approved, the applicant shall be required to provide a fire protection plan as part of the Conditional Plat submittal package.

Neighborhood Parks:

All developments with 50 dwelling units or more shall provide and maintain a neighborhood park system for use by the residents of the subdivision in accordance with the requirements of the LDRs. The proposed phase contains more than 50 dwelling units. Neighborhood parks may count towards the minimum open space requirements. The amount of land provided and maintained as a neighborhood park shall be 1.0 acre for the first 50 dwelling units plus 1/100th of an acre for each dwelling unit over 50 up to 250 dwelling units, for a maximum of 3.0 acres. If approved, the development must meet the minimum neighborhood park requirements as required by the County's LDRs. Individual single-family and multifamily pods that exceed 50 dwelling units must provide a neighborhood park.

Comments: The petitioner has indicated that the Seville West master plan includes a centralized recreation area that will meet the requirement for neighborhood park acreage under Section 26.75 of the Land Development Regulations. In addition, the proposed master plan provides greenways consisting of open space, drainage and passive recreation which can be counted toward this requirement.

Greenways shall comprise a minimum 25' wide vegetated corridor; paved and/or stabilized pathways shall be allowed within greenways at a minimum 8' wide and shall consist of open space, passive recreation and retention.

COMPREHENSIVE PLAN REVIEW

The site is currently designated as Residential, Recreation, Conservation and Public Facility by the Hernando County 2040 Comprehensive Plan Future Land Use Map. The proposed zoning is consistent with the following Objectives and Strategies of the Comprehensive Plan.

Residential Category

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.048(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Multi-Family Housing

Strategy 1.048(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Strategy 1.048(7): All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved: a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses;

Recreation Category

Objective 1.04J: The Recreation Category allows major recreational facilities including private or public parks and recreational facilities, recreational lodgings, ancillary commercial uses and housing for security purposes.

Conservation Category

Objective I.04F: The Conservation Category allows timbering (with a management plan) and limited resource oriented recreational activities such as hiking, picnicking and fishing. Accessory residential units for security purposes may also be allowed. Analysis: The Conservation Category covers the entrance road (Seville Parkway) median which will remain as conservation open space on the updated Seville master plan.

Objective 1.04K The Public Facilities Category includes major facilities that serve a large portion of the County, the entire County, or that include service areas beyond the County. Examples include landfills, power plants, major or new power easements, and regional potable water and wastewater treatment facilities.

Comments: The subject site has existing entitlements through the vesting of the project with a pre-existing Development Agreement. The master plan revision retains the overall character of the community while eliminating commercial elements, focusing on a mixed-use residential community. The development is in an area where infrastructure is already in place. While the Comprehensive Plan allows up to 6 single-family dwelling units per acre, the project is proposing an average 3.47 homes per acre, focusing on a single-family neighborhood.

A portion of the land is currently marked for "Public Facilities," from when a wastewater treatment plant was planned for the site. Since the plant is no longer needed, the area can be used for residential purposes without requiring a Comprehensive Plan Amendment.

Areas once envisioned as a golf course will now be preserved as greenways, parks, and natural drainage areas. Because these recreation zones were originally drawn as general concepts, their exact shapes may shift slightly to fit the final neighborhood layout while still providing the same amount of open space.

The plan includes multifamily housing near the main entrance. Placing these homes along the collector roadway makes sense for traffic flow and creates a smooth transition from the main road into the quieter sections of the neighborhood, which will feature a mix of villas, townhomes, and traditional single-family houses.

FINDINGS OF FACT

The requested Master Plan Revision on Property Zoned Combined Planned Development Project (CPDP) with deviations is appropriate based on the following findings of fact:

- The subject site has existing entitlements from the previous master plan approval on the subject site.
- The request is consistent with the Comprehensive Plan and is compatible with the surrounding uses.
- The total number of units shall not exceed 3,800

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving a Master Plan Revision on Property Zoned Combined Planned Development Project (CPDP) with deviations and the following performance conditions:

1. The applicable developer(s) must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations (unless provided otherwise herein or in the companion Development Agreement approved on even date herewith), for either construction or use of the property, and complete all applicable development review processes, for each phase or portion of the Project, as applicable.
2. Prior to, or simultaneous with, the conditional platting of land use areas, the developer shall submit a master layout plan for each land use pod, including the location of land uses, streets, greenways, recreation/parks and housing types. Land use pods may be subdivided by minimum 50' greenways. Greenways may consist of open space, drainage or trails.
3. Lot sizes and housing types may vary within each residential mixed-use pod.
4. Development abutting existing external platted single-family lots shall consist of single-family residential development and/or villas.
5. The single-family areas are approved with the following land uses and minimum development standards:
 - Single family detached
 - Minimum lot sizes 4,500, 5,500, 6,500 s.f. (Previously approved deviation from 6,000 s.f.)
 - Minimum lot widths: 50' (deviation from 60')
 - Minimum lot width Curve/Cul-de-sac: 30'
 - Minimum Floor Area Ratio: 65% (deviation from 35%)
 - Maximum Height: 35'
 - Front: 25'
 - Side: 5' (deviation from 10'; previously approved deviation)
 - Rear: 15' (deviation from 20'; previously approved deviation)

The maximum number of units shall be 3,400 in the residential and mixed-use pods plus up to 400 multifamily units (defined below). The total number of units shall not exceed 3,800.

6. The mixed-use areas are approved with the following land uses and minimum development standards:

Single family

- Minimum lot size 4,500 s.f. (deviation from 5,500 s.f. (previously approved))
- Minimum lot widths: 45' (deviation from 60')
- Minimum lot width Curve/Cul-de-sac: 30'
- Maximum Floor Area Ratio: 65' (deviation from 35')
- Maximum Height: 35'
- Setbacks:
 - Front: 25 20' (deviation from 25' for 45' Lot)
 - Side: 5' (previously approved deviation from 10')
 - Rear: 15' (previously approved deviation from 20')

Townhomes

- Minimum lot size 1,800 s.f.
- Minimum Lot Width: 18 feet
- Maximum Floor Area Ratio: 75% (deviation from 35%)
- Maximum height: 35'
- Setbacks:
 - Front: 20' (deviation from 25')
 - Side: 0'/5' (previously approved deviation from 10')
 - Rear: 15' (previously approved deviation from 20')

Villas (Villas may also be located in Single Family areas)

- Maximum Lot Coverage-70% (deviation from 45%)
- Minimum Lot Width-35 feet
- Minimum Lot Area-3,850 square feet
- Maximum Height-35 feet (2 stories)
- Setbacks:
 - Front-20' (deviation from 25')
 - Sides- 5' /0' (deviation from 10 feet)
 - Rear-15 feet (deviation from 20 feet)

7. The multifamily areas are approved with the following land uses:

Multifamily

- Maximum Number of Units: 400
- Maximum units per building: 24 (deviation from 12)
- Maximum lot coverage: 45% building area for the multi-family acreage
- Maximum Height: 45'
- Setbacks:
 - Front: 25'
 - Sides: 0' feet Internal/7.5' External (Deviation from 10' in R-3)
 - Rear: 20'
 - Building Separation: 15'

8. The minimum perimeter buffers shall be 20' for all residential areas or pods except for the east adjacent to the powerline corridor which shall be 0 with perimeter setbacks of 35'.

9. All buffers shall remain undisturbed and/or enhanced to meet 80% opacity within 18 months of the completion of construction. Any buffer enhancement must be clearly identified in the plans with a planting cross-section included in the landscape plans. If any buffers must be disturbed due to the installation of utilities and/or right of way access, those areas must be clearly noted on the construction plans with a revegetation plan included as part of the landscape plans. For any portion of the buffer that does not meet the 80% criteria upon the initialization of construction, a construction barrier fence must be installed where immediately adjacent to residential properties in accordance with the Hernando County Land Development Regulations.
10. Greenways shall comprise a minimum 25' wide vegetated corridor. Paved and/or stabilized pathways shall be allowed within greenways at a minimum 8' wide and shall consist of open space, passive recreation and retention. A land use area shall be considered served by a greenway if a residential street within the land use area is accessible to the greenway.
11. The petitioner shall enter into a binding development agreement with the County identifying the pipeline improvements necessary to facilitate the development.
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.
13. Covenants and restrictions for this development that indicate that the community is age restricted shall be submitted to the Hernando County School District at the time of conditional plat or Site Development Permit if developed as a rental community to exempt the project from school concurrency requirements.
14. The petitioner shall enter into an amended utility service agreement if required by the County.
15. An updated Traffic Access Analysis shall be required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install and shall be incorporated into a Development Agreement with the County.
16. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations. The proposed master plan includes plans for a centralized recreation area which shall meet the requirement for neighborhood parks provided it meets the minimum size requirement for aggregate acreage. If not, the greenways, trails, open space and passive recreation areas shall be counted toward meeting this requirement.
17. The petitioner shall provide a wildlife survey to include a gopher tortoise survey prepared by a qualified professional prior to any phase of development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of construction permits by Hernando County.

18. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt from county staff of the BOCC approval action report. Failure to submit the revised plan will result in no further development permits being issued.
19. Covenant, Conditions and Restrictions (CC&Rs) will be established to govern development within the C/PDP. The CC&Rs shall implement the applicable requirements of the zoning and associated Development Agreement and provide for enforcement by the Property Owners Association. The CC&Rs will be submitted to Hernando County for review and comment prior to final plat approval for each phase. The CC&Rs shall be recorded against those portions of the Development subject to such plat.
20. Invasive plant species shall be removed during the development process as required by the associated permitting agencies, environmental reports and development review processes.
21. All the foregoing performance conditions are intended to conform to the associated Development Agreement for Seville West, and not to alter any requirement or condition of the Development Agreement. In the event of a conflict between the Development Agreement, these conditions, and any County land use regulations or ordinances, the Development Agreement shall supersede and control. This notwithstanding, any applicable County Ordinance containing additional details or regulations, which do not conflict with the provisions of the Development Agreement, shall govern the actions of the developer.
22. The master plan shall remain valid as long as the development proceeds in accordance with the terms of the Development Agreement.
23. Enhanced lighting beyond minimum standards shall be required as follows:
 - a. Lighting throughout the Project shall be designed to shield the night sky. Shielding means a fixture, either directly from the lamp or indirectly from a fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
 - b. Internal residential area lighting shall not exceed 18 feet in height with full cut-off fixtures.
 - c. Street and parking lot lighting shall be oriented downward with full electrical cut-off fixtures. Fifty percent of all lighting fixtures within parking lots shall be turned off within one hour after closing or between 11:00 pm and sunrise, whichever occurs first.
 - d. Solar streetlighting shall be allowed within public or private road rights-of way areas. All street lighting shall be privately owned by the developer or its designee, and/or operated by the HOA, CDD or the Developer, at the Developer's sole election.
24. Open space and connectivity plan shall be submitted at the first conditional plat and revised every conditional plat thereafter. The details of the internal trail system within each development pod and the open spaces within each development pod, will only be delineated and added to the master open space and connectivity plan, as each proposed conditional plat is provided for such development pod.