

March 3, 2026



Hernando County Board of County Commissioners

Hernando Case #: H-25-49

Project Name: Pinery (FKA Seville West)

Petitioner Presentation - H0549

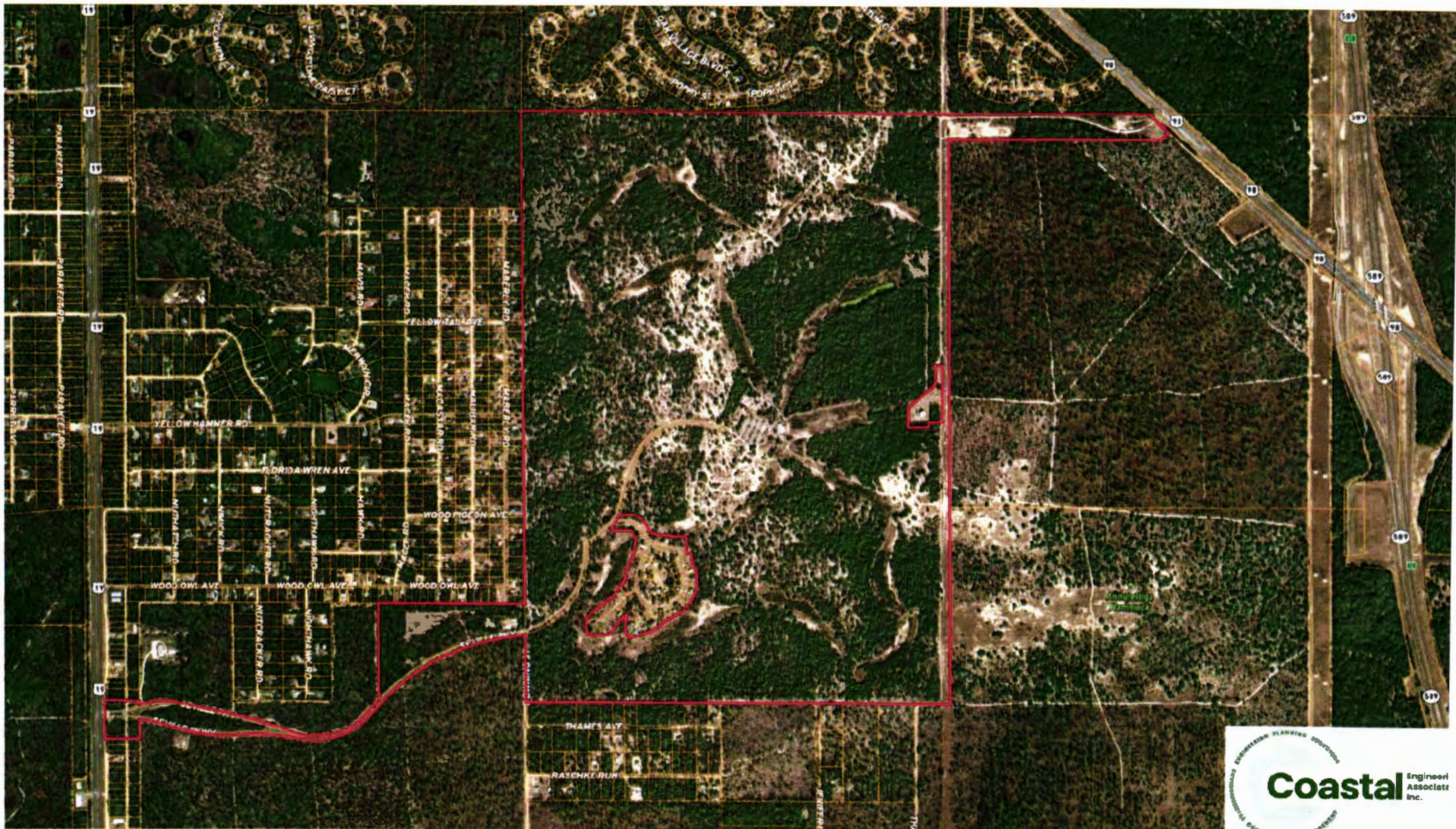
Application Overview

- Request:** Revise CPDP Master Plan
- Site Area/Location:** ±1,071 acres located in between US 19 & US 98/Suncoast
- Existing Zoning:** CPDP
- Proposed Zoning:** CPDP
- Existing FLU:** Residential, Recreation, Conservation and Public Facility

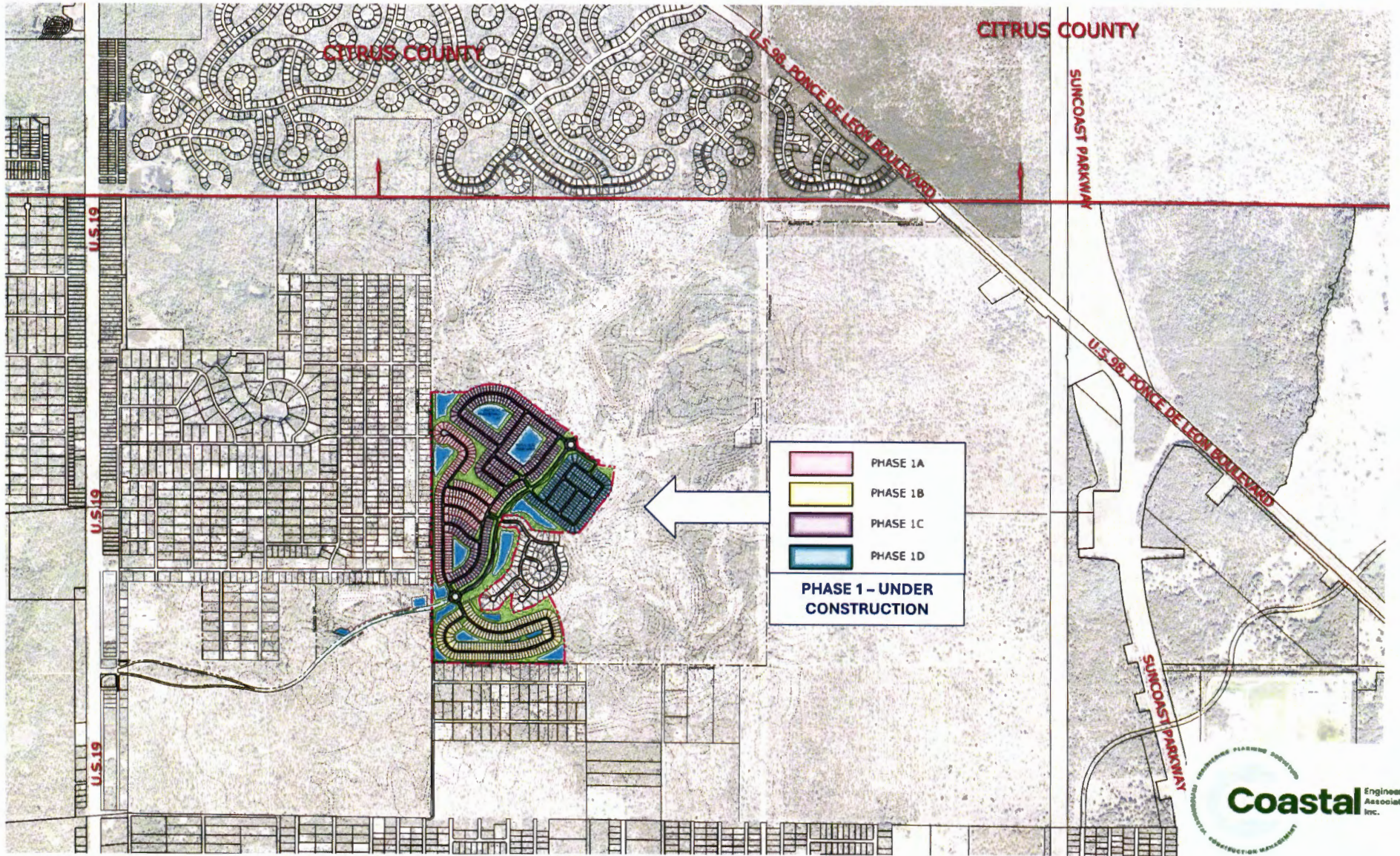
Staff and P&Z Recommended Approval with Conditions



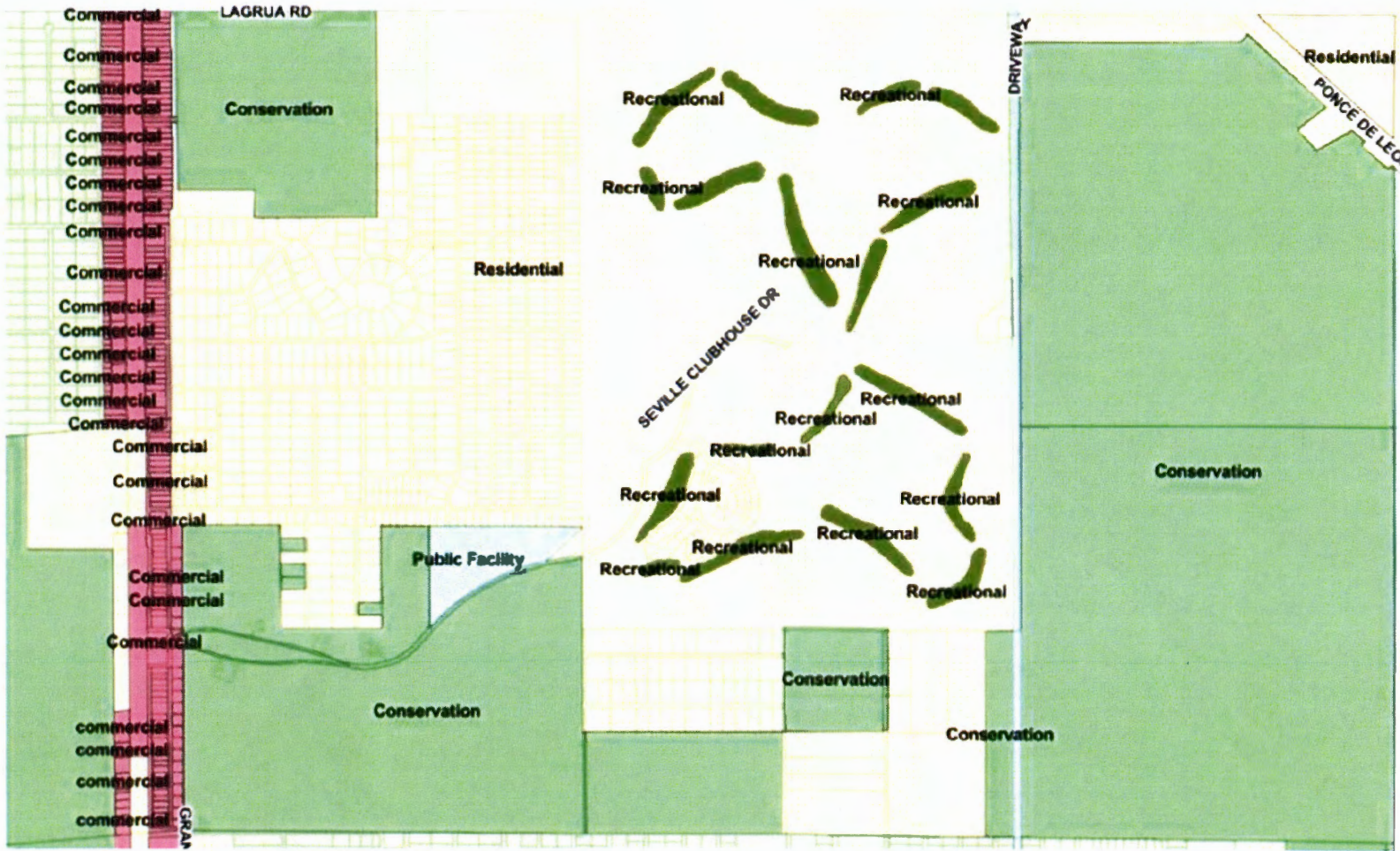
AERIAL MAP



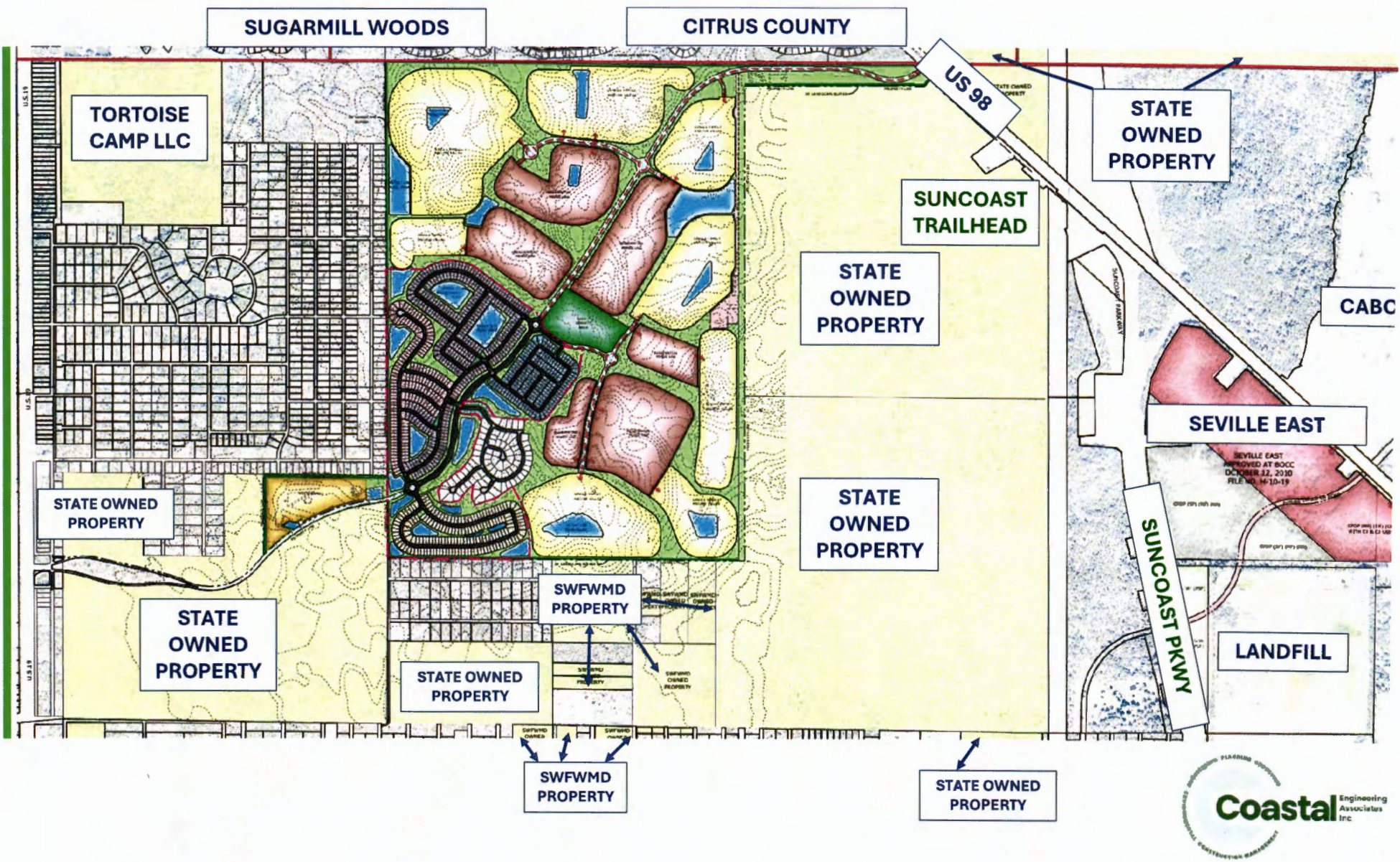
PINERY PHASE 1



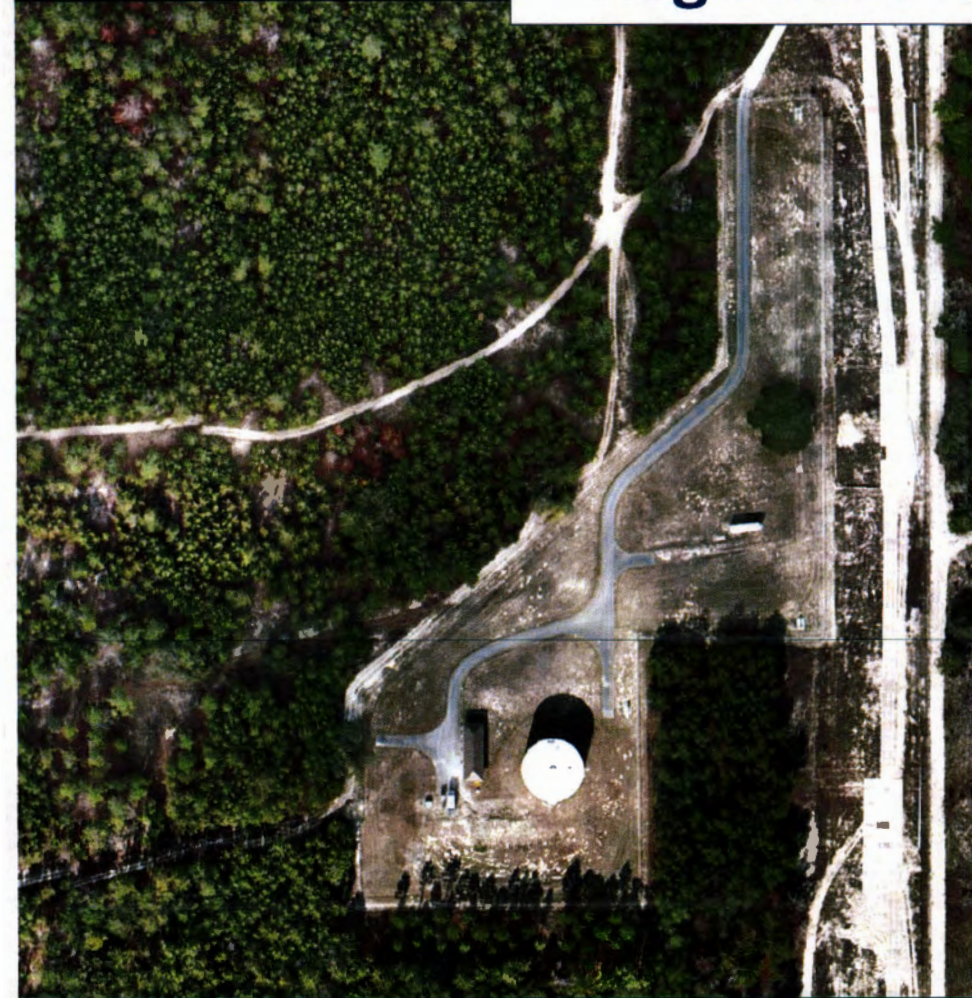
FUTURE LAND USE MAP



REGIONAL MAP



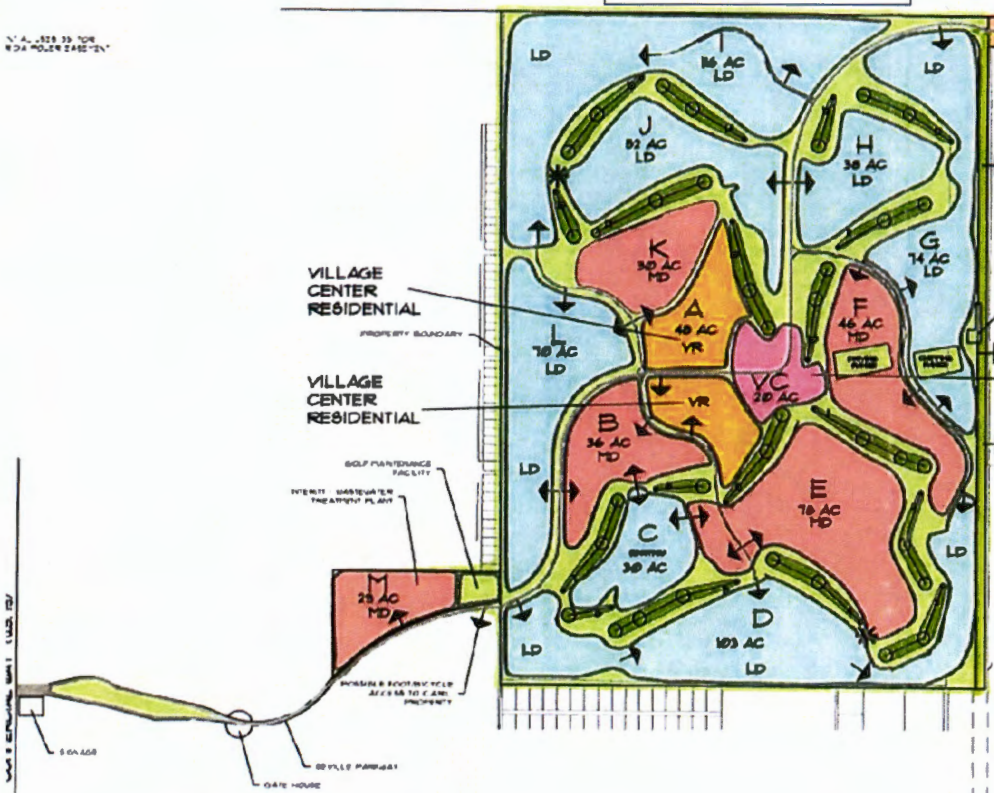
Regional Utility Improvements



2002 MASTER PLAN

SCALE: 1" = 200' (NOT TO SCALE)

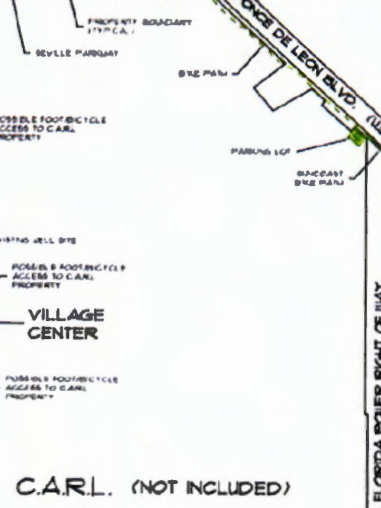
SEVILLE WEST



C.A.R.L. (NOT INCLUDED)

NO BUFFERS REQUIRED - ONLY PERIMETER SETBACKS

CITRUS COUNTY
HERNANDO COUNTY



C.A.R.L. (NOT INCLUDED)

- VC** VILLAGE CENTER MIXED USE
DENSITY 4-30 UNITS / ACRE
CAN BE RESORT RESIDENTIAL
- VR** VILLAGE CENTER RESIDENTIAL
DENSITY 4-30 UNITS / ACRE
CAN BE RESORT RESIDENTIAL
- MD** MEDIUM DENSITY NEIGHBORHOOD
DENSITY 7-16 UNITS / ACRE
CAN BE RESORT RESIDENTIAL
- LD** LOWER DENSITY NEIGHBORHOOD
DENSITY 2-5 UNITS / ACRE
- BP** BUSINESS PARK
COMMERCIAL, HOTEL, OFFICE
HIGH DENSITY RESIDENTIAL
(4-30) UNITS PER ACRE
- GOLF COURSE

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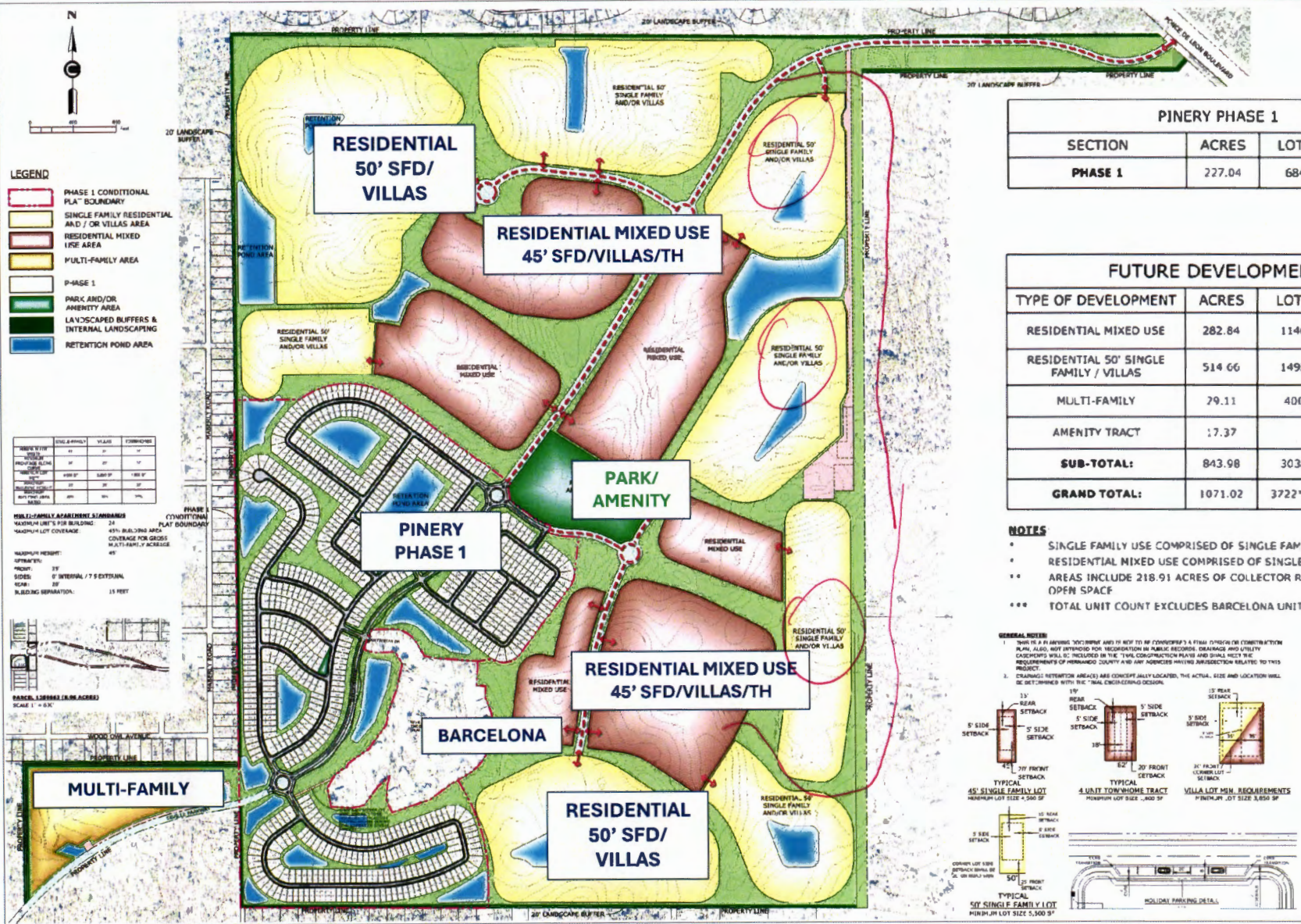
SEVILLE EAST - REZONED IN 2010

FOOT DRAINAGE PARCELS MAY BE INCORPORATED INTO SEVILLE BUSINESS PARK IF PDOT AGREEMENT IS SECURED

NORTHWEST WASTE MANAGEMENT FACILITY



REVISED MASTER PLAN



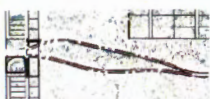
LEGEND

- PHASE 1 CONDITIONAL PLAT BOUNDARY
- SINGLE FAMILY RESIDENTIAL AND / OR VILLAS AREA
- RESIDENTIAL MIXED USE AREA
- MULTI-FAMILY AREA
- P-PHASE 1
- PARK AND/OR AMENITY AREA
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- RETENTION POND AREA

MINIMUM SETBACK	SINGLE FAMILY	VILLAS	TOWNHOME
FRONT	10'	10'	10'
REAR	10'	10'	10'
SIDE	10'	10'	10'
MINIMUM SETBACK	10'	10'	10'
MINIMUM SETBACK	10'	10'	10'

MINIMUMLY APPLICABLE STANDARDS
 MAXIMUM LOT'S PER BUILDING: 24
 MAXIMUM LOT COVERAGE: 45% BUILDING AREA COVERAGE FOR CROSS MULTI-FAMILY ACRES: 45%

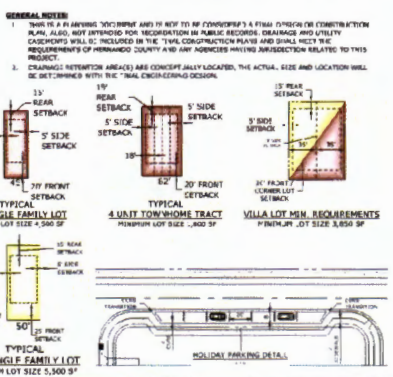
MINIMUM HEIGHT: 10 FEET
MINIMUM SETBACK: 10 FEET
MINIMUM FRONT SETBACK: 10 FEET
MINIMUM REAR SETBACK: 10 FEET
MINIMUM SIDE SETBACK: 10 FEET
MINIMUM BUILDING SEPARATION: 15 FEET



PINERY PHASE 1			
SECTION	ACRES	LOTS	DENSITY
PHASE 1	227.04	684	3.01

FUTURE DEVELOPMENT			
TYPE OF DEVELOPMENT	ACRES	LOTS	DENSITY
RESIDENTIAL MIXED USE	282.84	1146	4.06
RESIDENTIAL 50' SINGLE FAMILY / VILLAS	514.66	1492	2.90
MULTI-FAMILY	29.11	400	13.74
AMENITY TRACT	17.37		
SUB-TOTAL:	843.98	3038	3.59
GRAND TOTAL:	1071.02	3722***	3.47

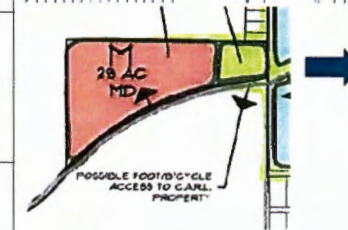
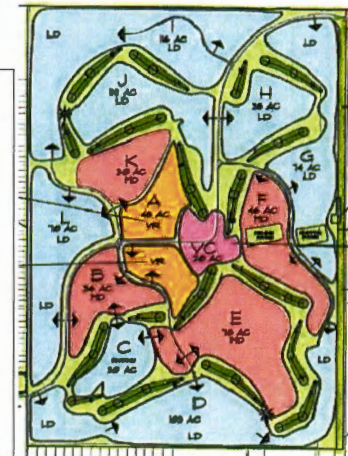
- NOTES**
- * SINGLE FAMILY USE COMPRISED OF SINGLE FAMILY DETACHED AND / OR VILLAS.
 - ** RESIDENTIAL MIXED USE COMPRISED OF SINGLE FAMILY, VILLAS, AND / OR TOWNHOME
 - *** AREAS INCLUDE 218.91 ACRES OF COLLECTOR ROADS, DRAINAGE AREAS, BUFFERS, AN OPEN SPACE
 - **** TOTAL UNIT COUNT EXCLUDES BARCELONA UNIT 1



Density Comparison

ARTICLE VIII. - PLANNED DEVELOPMENT PROJECT – “Failure to initiate substantial performance as indicated below shall render the master plan null and void. The **intensity/density is retained under the zoning approval**; however, a new master plan meeting the existing land development regulations shall be required. The process for receiving master plan approval shall be in the same manner as a zoning amendment application.”

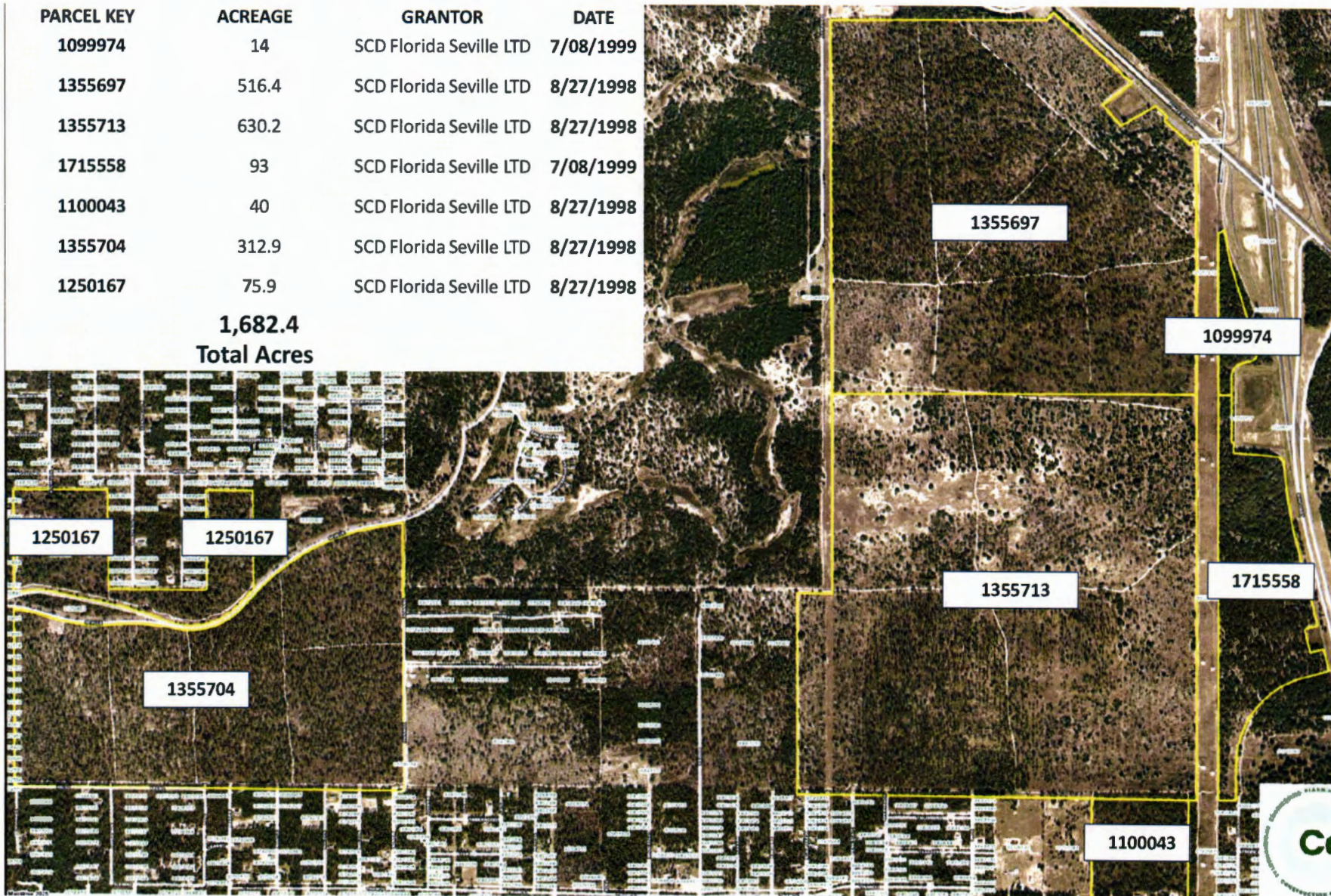
PREVIOUS		PREVIOUS	PROPOSED
Lower Density Neighborhood	1,041.91 ac. (Excludes Barcelona Unit 1 & MF)	Lower Density Neighborhood 2 to 5 Units / Acre	Single Family And/or Villas
Medium Density Neighborhood		Medium Density Neighborhood 2 to 16 Units / Acre	Residential Mixed Use
Village Center Residential			2,638 Units
Village Center Mixed Use			814.87 ac.
			3.23 du / ac
PROPOSED	29.11 ac.	Village Center Residential 4 to 30 Units / Acre	
Single Family and/or Villas		Village Center Mixed Use 4 to 30 Units / Acre	
Residential Mixed Use			
PREVIOUS	29.11 ac.		400 Units
Medium Density Neighborhood		2 - 16 Units Per Acre <i>*Can Be Resort Residential</i>	29.11 ac.
PROPOSED			13.74 du / ac
Multi Family			
			684 Units
PINERY PHASE 1			227.04 ac.
			3.01 du / ac
			3,722 Units
OVERALL DENSITY	1071.02 ac.	2 to 30 Units / Acre	1,071.02 ac. 3.47 du / ac



CONSERVATION LAND & OPEN SPACE

PARCEL KEY	ACREAGE	GRANTOR	DATE
1099974	14	SCD Florida Seville LTD	7/08/1999
1355697	516.4	SCD Florida Seville LTD	8/27/1998
1355713	630.2	SCD Florida Seville LTD	8/27/1998
1715558	93	SCD Florida Seville LTD	7/08/1999
1100043	40	SCD Florida Seville LTD	8/27/1998
1355704	312.9	SCD Florida Seville LTD	8/27/1998
1250167	75.9	SCD Florida Seville LTD	8/27/1998

1,682.4
Total Acres



ENTRY - HARDSCAPE



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PLANNED AMENITIES

PINERY AMENITY CENTER

CONCEPT PLAN

STARTING IN 2027

Clubhouse

Resort-Style Pool

Pickleball Courts

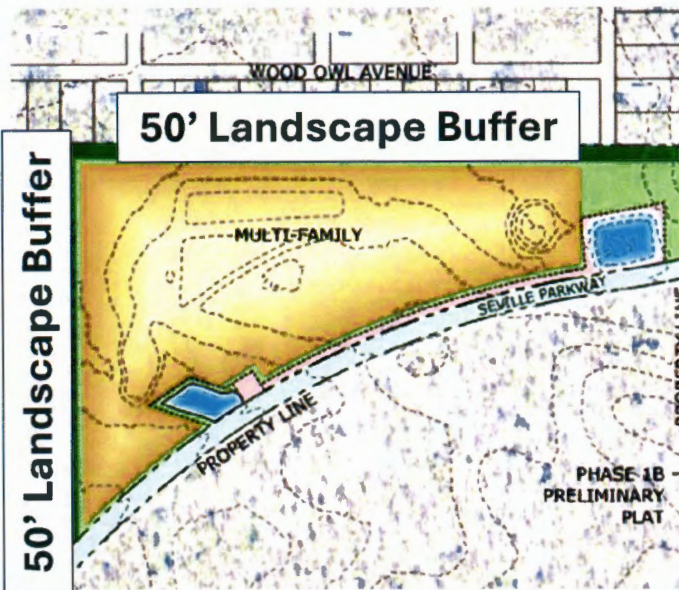
Play Fields



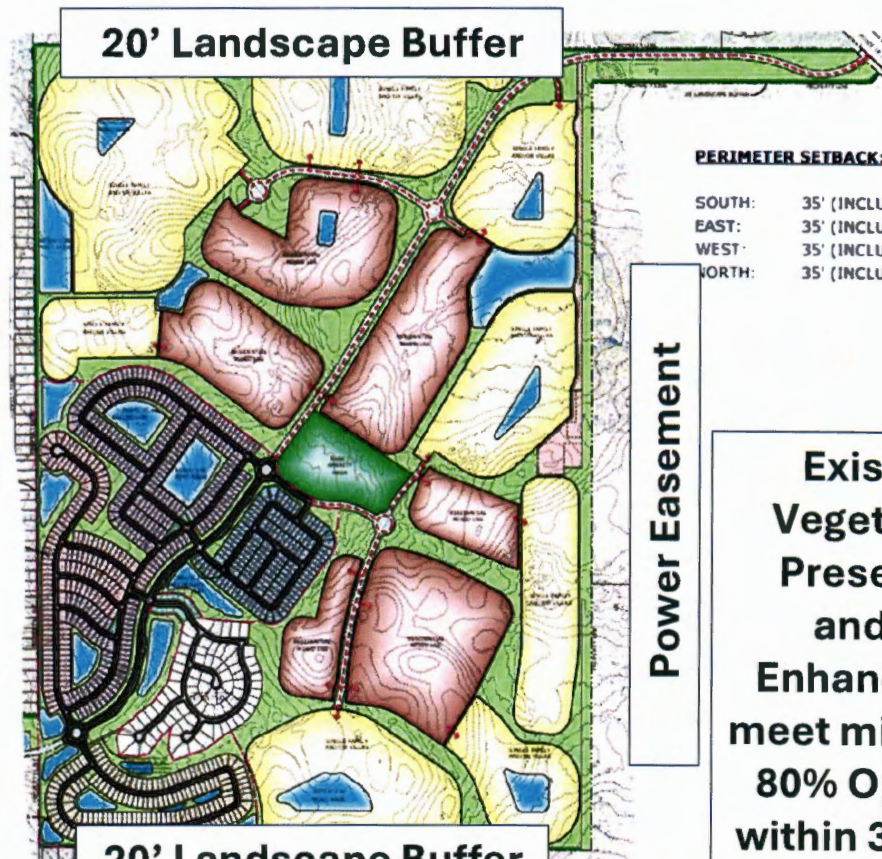
 **Clearview**
LAND DESIGN, P.L.

Amenity Center rendering is conceptual and subject to change

FUTURE PHASE BUFFERS



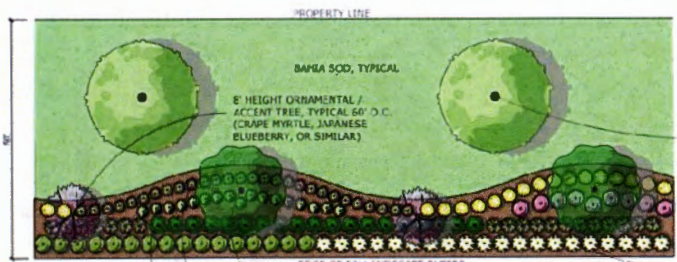
20' Landscape Buffer



PERIMETER SETBACK:

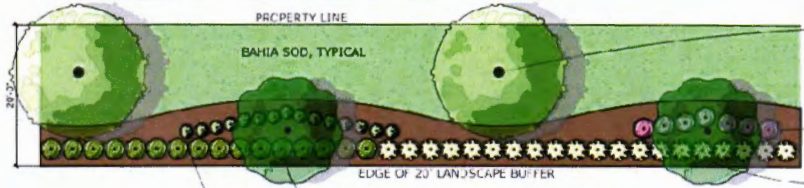
SOUTH:	35' (INCLUSIVE OF BUFFER)
EAST:	35' (INCLUSIVE OF BUFFER)
WEST:	35' (INCLUSIVE OF BUFFER)
NORTH:	35' (INCLUSIVE OF BUFFER)

Existing Vegetation Preserved and/or Enhanced to meet minimum 80% Opacity within 36 mos.



3' SHADE TREE, TYPICAL 60' O.C. (LIVE OAK, SOUTHERN MAGNOLIA, OR SIMILAR)

STAGGERED ROWS OF 3' SHRUB HEDGE (VIBURNUM, PODOCARPUS, OR SIMILAR, 3 TYPES MINIMUM)



3' SHADE TREE, TYPICAL 60' O.C. (LIVE OAK, SOUTHERN MAGNOLIA, OR SIMILAR)

ORNAMENTAL GRASSES, TYPICAL (RED FOUNTAIN GRASS, MUHLY GRASS, OR SIMILAR)

SHRUB HEDGE (VIBURNUM, PODOCARPUS, OR SIMILAR, 2 TYPES MINIMUM)

1' SHADE TREE OF DIFFERENT VARIETY, TYPICAL 60' O.C. (EAGLESTON HOLLY, RED MAPLE, RED CEDAR, OR SIMILAR)

SMALL SHRUBS OR GROUND COVER, TYPICAL (GOLD DORANTA, DWARF IXORA, INDIAN HAWTHORN, OR SIMILAR, 2 TYPES MINIMUM)

ORNAMENTAL GRASSES, TYPICAL (RED FOUNTAIN GRASS, MUHLY GRASS, OR SIMILAR, 2 TYPES MINIMUM)

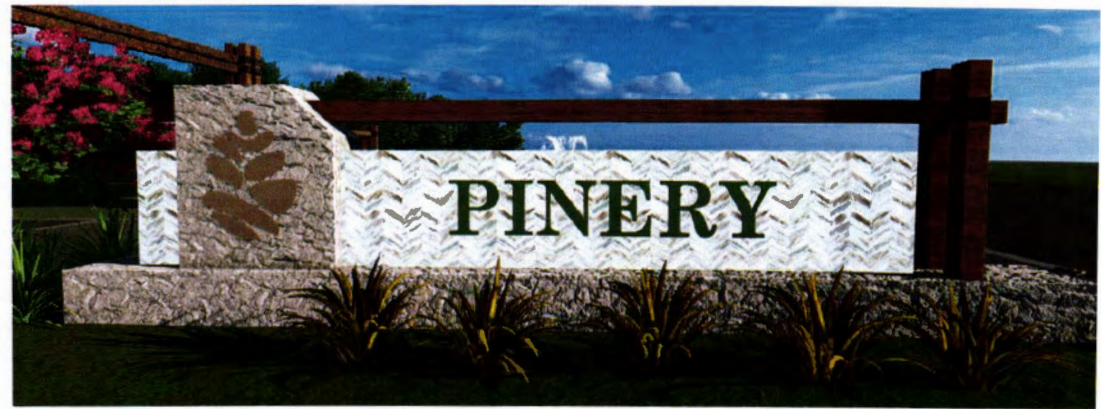
3' SHADE TREE OF DIFFERENT VARIETY, TYPICAL 60' O.C. (EAGLESTON HOLLY, RED MAPLE, RED CEDAR, OR SIMILAR)

ORNAMENTAL GRASSES, TYPICAL (RED FOUNTAIN GRASS, MUHLY GRASS, OR SIMILAR)



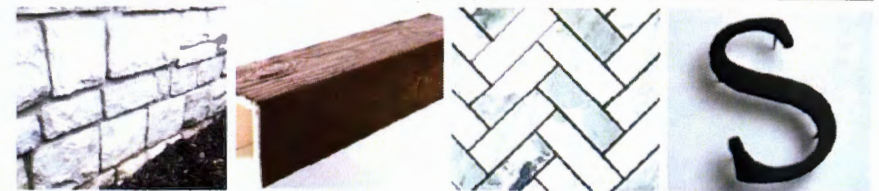
PINERY KEY BENEFITS

- **1,682 ac. Adjoining Land Permanently Preserved**
- **Fulfills Unmet Need for Amenities**
 - Clubhouse
 - Resort Style Pool
 - Pickleball
 - Play Fields
- **Beautiful Entries on US 19 and US-98**
- **Retains 25' Greenways**
- **Landscape Buffers with 80% Opacity**
 - **20' Landscape Buffer** on perimeter
 - **50' Landscape Buffer** west and north of MF



VIEW FROM US-19

MATERIALS



CONCLUSION

- Retains general concept of prior Master Plan with **Density Levels Well Below Maximum Density 2-30 du/ac**
- **Essentially Downzoning**
 - **Prior approved 3-4 story buildings including apartments and vertical mixed use, C1 & C3 uses**
- Addresses needed infrastructure with existing and future DA's/USA's/school prop share agreements as required at each Conditional Plat
- Staff and P&Z have Recommended Approval
- Requesting One Change to clarify already vested and revised Density:
 5. The maximum number of units shall be 3,322 ~~3,400~~ in the Pinery Phase 1, Single Family and/or Villa and Residential and Mixed-Use pods (3.19 dwelling units/acre) plus up to 400 multifamily units (defined below) (3.47 dwelling units/acre). The total number of units shall not exceed 3,722 ~~3085~~.

P I N E R Y C L U B H O U S E



This rendering is conceptual and subject to change

Questions?





