

BOCC ACTION:

On February 25, 2025, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(SF)/Planned Development Project (Single Family) with deviations, and with the following unmodified 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 comprehensive floral and faunal survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
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.
4. 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.
5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted, including all proposed drainage retention areas within the project to test for subsurface karst features as required by the County's Facility Design Guidelines.
6. 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.

7. A Traffic Access Analysis is required with the conditional plat. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
8. All roads shall meet Hernando County Standards.
9. Dashback Street is classified as a Future Collector Roadway and shall be brought up to current County Standards from Kettering Road to the southern project access point on Dashback Street. The petitioner and the County shall work with the property owner/developer of the parcel to the South – (parcel key#541523) to develop an agreement for the necessary improvements to Dashback Street. The construction of Dashback Street is Impact Fee Credit eligible and will follow Sec 23-144 Exemptions and Credits (b) for the establishment of impact fee credits.
10. The development shall meet all the requirements in the I-75/SR 50 PDD.
11. Subject to a utility capacity analysis and connection to the central water and sewer systems at the time of vertical construction, with the stipulation that the developer will provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks less than 10 feet. Deficiencies in the area's wastewater collection and transmission system could require off-site improvements by the developer.
12. The developer shall provide a build out schedule to the Hernando County Utility Department.
13. Minimum Lot Widths: 55' (at the building line)
14. Minimum Lot Sizes: 6,600 square feet
15. Maximum Lot Coverage: 65%
16. Minimum Setbacks :
 - Front: 25 ft.
 - Rear: 15 ft.
 - Side: 7.5 ft.
17. Minimum Perimeter Setbacks (inclusive of buffers):
 - East From Kettering Road ROW: 50'
 - West: 35'
 - South From Dashbach St ROW: 35'
 - North: 35'

18. Minimum Buffer Requirements:
- East from Kettering: 20'
 - West: 20'
 - South From Dashbach St: 20'
 - North: 20'

These buffers shall be placed in a separate tract owned and maintained by the HOA. The west buffer will be natural vegetation and the south, north and east buffers shall be landscaped buffers (80% opacity will not be achieved).

19. The petitioner shall provide two access points into the development – one shall be designed as a treed boulevard entrance into the development in accordance with the Hernando County Land Development Regulations.
20. The petitioner shall provide the minimum neighborhood acreage as required by the County's Land Development Regulations and ensure that this park is pedestrian-accessible for all residents within the development.
21. The petitioner shall preserve and/or plant the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.
22. The petitioner shall submit a fire protection plan with the conditional plat in accordance with Hernando County LDRs.
23. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of being officially notified by the Planning Department of the final BCC approval action. Failure to submit the revised plan will result in no further development permits being issued.