

**BOCC ACTION**

On July 1, 2025, the Board of County Commissioners voted 4-0 to adopt a resolution approving the petitioner's request for a Rezoning from PDP(MH) Planned Development Project (Mobile Home) to PDP(SF) Planned Development Project (Single Family) with Deviations and Establish an Associated Master Plan 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. 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.
3. 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.
4. The applicant shall be required to comply with all Florida Fish and Wildlife Commission permitting requirements at the time of conditional plat.
5. 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.
6. The development shall be limited to the entitled total of 196 single-family residential units.
7. Lot Width and Size:
  - Lot Size: 50'X120' (6,000 square feet)
  - Lot Coverage: 40% (Deviation from 35%)
  - Front Setback: 25'
  - Side Setbacks: 7.5' (Deviation from 10') - includes the second front for corner lots
  - Rear Setbacks: 15' (Deviation from 20')
8. Perimeter Setbacks
  - North: 30'
  - East: 30'
  - West: 30'
  - South: 50' (Master plan showed 30')
  - Along Treiman Boulevard: 125'

Signs and landscaping are allowed within the perimeter setback insofar as they meet all appropriate Hernando County Facility Design Guidelines and permit requirements, including sight triangle and circulation.

9. Perimeter Buffers:
  - 10' landscape buffer along both sides of the entrance road into the development
  - 15' landscape buffer along the northern boundary where the residential development begins
  - 20' landscape buffer along the eastern boundary of the development
  - 15' along the south immediately adjacent to the residential pod
  - 25' landscape buffer along the southern boundary at the project exist
  - 15' landscape buffer along the project exit
10. The applicant shall reflect the location and acreage of the neighborhood park in accordance with the Hernando County Land Development Regulations at the time of conditional plat. This park shall be centrally located to be accessible to all residents within the development and should connect to the walkways as discussed in the narrative to provide comprehensive pedestrian access throughout the project. The amenity center as indicated in the narrative may count toward the total park acreage but shall not be the sole park location.
11. The applicant shall preserve the minimum 7% natural vegetation on the subject site in accordance with the Hernando County Land Development Regulations. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width. The preserved vegetation must be designated during the conditional plat phase of development.
12. The applicant shall provide a fire protection plan at the time of conditional plat.
13. The applicant shall be required to complete a utility capacity analysis and connect to central water and sewer at the time of vertical construction. The preliminary analysis shall be required at conditional plat, with subsequent detailed analyses required at construction drawings.
14. The northernmost entrance to the development shall be constructed as a boulevard and shall be treed in accordance with the Land Development Regulations. The tree-lining shall continue throughout the entire entryway until the roadway meets the first residential pod of the development.
15. A Traffic Access Analysis is required to be submitted. Refer to Hernando County Facility Design Guideline IV-18. Any improvements found to be warranted in the Traffic Access Analysis will be the responsibility of the developer to install.
16. A Frontage Road is required for this project as it abuts Treiman Boulevard (US 301), per the requirement of Ordinance. Due to the unique layout of the site, the entrance road into the development shall serve as the frontage road to the development. At the time of conditional plat, the applicant shall be required to demonstrate interconnectivity with the surrounding parcels.

17. The petitioner has indicated that an interconnecting local road to Jodi W. Drive to the south will be constructed as part of the development. An additional potential connection to Reynolds Street is also proposed. These interconnections and their associated roundabouts shall be reviewed at the time of conditional plat.
18. The Roadway and Driveway design will need to meet Hernando County Standards.
19. 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