



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: May 11, 2026  
Board of County Commissioners: July 7, 2026

**APPLICANT:** Palmwood Holdings LLC

**FILE NUMBER:** H-26-15

**REQUEST:** Master Plan Revision on a PDP(SF)/ Planned Development Project (Single Family)

**GENERAL LOCATION:** East of the Suncoast Parkway, west of Cresap Street at the western terminus of Jernigan Street

**PARCEL KEY NUMBER(S):** 346227, 346165

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### APPLICANT'S REQUEST

The petitioner is requesting a modification to the previously approved Master Plan to incorporate three additional residential lots. This revision is driven by a strategic change in site utilization; land originally reserved as a singular private estate by the prior owner is now being integrated into the broader development pattern.

The proposed layout maintains a highly sustainable density of 1.45 dwelling units per acre, ensuring the project remains compatible with the surrounding neighborhood. While the petitioner has established a generous minimum lot size of 17,475 square feet (116.5' x 150.0'), the majority of the parcels will exceed these dimensions, preserving the premium, spacious feel of the original design.

**Site Size** 28.96 Acres

**Surrounding Zoning; Land Uses** North: AG  
South: AR-2 and AG  
East: R-1C Residential  
West: AG

**Current Zoning:** PDP SF

**Future Land Use Map Designation:** Residential

**ENVIRONMENTAL REVIEW**

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

**UTILITIES REVIEW**

The Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to these parcels. Water is available, wastewater is not available. HCUD has no objection to the revised master plan to change the number of lots from 39 to 42, subject to connection to the central water system at time of site development.

**ENGINEERING REVIEW**

- The subject site is on Northwest corner of Jernigan Street and Winter Street. The County Engineer has reviewed the petitioner's request and provided the following comments:
- The petitioner shall clarify the connections of Jernigan Street: currently undeveloped segment of right to parcel key# 346165 and explain future connection to the north.
- The developer shall make sure the roads for this development will need to be a minimum of a Local Roadway.
- It is recommended the petitioner shall follow the Vacation of Right-of-Way/easement process to Vacate Potterfield easements if desired.
- The petitioner may be required to provide a Traffic Access Analysis, if the project reaches trip generation threshold. Refer to Hernando County Facility Design Guideline IV-18.

**LAND USE REVIEW**

The petitioner is proposing a residential development, with 17,475 Square foot lot size. The proposed setbacks for the individual lots are:

**Single Family Lot Requirements:**

- Front: 25'
- Side: 10'
- Rear: 20'

**Buffers:**

The petitioner has indicated a five-foot vegetative buffer is proposed on both the north and south and a twenty-foot buffer is proposed along the Suncoast Parkway.

The Suncoast Parkway is considered a scenic highway. As part of any new subdivision or commercial development along a designated scenic highway, a 20' landscape buffer shall be required. The purpose of this buffer is to shield the traveling public from signage, development and walls/fences and provide views of open space and natural areas on designated scenic highways. Furthermore, the buffer shall be planted in accordance with the requirements of the Community Appearance Ordinance for scenic highways.

**Comments:** The petitioner is proposing a drainage retention area along 75% of the western boundary, against the Suncoast Parkway, along with a 20' buffer. If approved, the petitioner must provide a minimum 20' landscape buffer along the western boundary against the Suncoast Parkway. The existing trees shall remain within the buffer area supplemented with plantings to provide a minimum 80% opacity. The remainder of the project shall meet the minimum buffer requirements.

### **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. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. 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.

**Comments:** The property is 28.96 acres. The petitioner will need to provide 2.02 acres of natural vegetation to meet the 7%.

## **COMPREHENSIVE PLAN REVIEW**

The subject property is located within the Residential land use classification on the adopted Future Land Use Map.

### **Future Land Use Map**

#### **Residential Category:**

*Strategy 1.04A(3):* The **Residential Category** accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

*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 1.04B(1):* Commercial and institutional uses within the Residential Category are generally associated with medium and high-density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

- Strategy 1.04B(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.
- 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.

## **FINDINGS OF FACT**

The request for a master plan revision on the property zoned PDP(SF)/Planned Development Project (Single Family) is appropriate based on the following conclusions:

- The request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

## **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 the petitioner's request for a Master Plan revision on a property zoned PDP(SF)/Planned Development Project (Single Family) with the following 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 wildlife 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. 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. Minimum Building Setbacks:
  - Front: 25'
  - Rear: 20'
  - Side: 10'
7. The petitioner shall provide a minimum 20' landscape buffer along the eastern boundary against the Suncoast Parkway. The existing trees shall remain within the buffer area and supplemented as needed to achieve a minimum 80% opacity within three years of planting.
8. The petitioner shall preserve 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.
9. The developer shall provide a utility capacity analysis and shall connect to the central water and sewer systems at time of vertical construction and Health Department approval of appropriate Onsite Sewage Treatment and Disposal Systems.
10. The petitioner shall clarify the connections of Jernigan Street: currently undeveloped segment of right to parcel key# 346165 and explain future connection to the north.
11. The developer shall make sure the roads for this development will need to be a minimum of a Local Roadway.

12. It is recommended the petitioner shall follow the vacation of right of way/easement process to vacate Potterfield easements if desired.
13. The petitioner may be required to provide a Traffic access analysis, if the project reaches trip generation threshold. Refer to Hernando County Facility Design Guideline IV-18.
14. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On May 11, 2026, the Planning and Zoning Commission voted 3-0 to approve the petitioner's request for a Master Plan Revision on a PDP(SF)/ Planned Development Project (Single Family) with the following 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 wildlife 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.
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