



STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 10, 2025
Board of County Commissioners: January 12, 2026

APPLICANT: Sand Ridge Hernando 47, LLC

FILE NUMBER: H-25-42

REQUEST: Master Plan Revision on Property Zoned PDP(SF) Planned Development Project (Single Family)

GENERAL LOCATION: Approximately 1000' east of Elwood Road, approximately 3,500' south of Elgin Blvd

PARCEL KEY NUMBER(S): 377158, 377229, 377247, 377265

APPLICANT'S REQUEST

The petitioner is requesting a revision of the Master Plan for Sand Ridge Phase 3. The subject parcels were rezoned in 2006 to PDP(SF) Planned Development Project (Single Family) under file number H-06-10. The previously approved master plan was for 138 lots on 7500 square feet with a 2.6 du/ac.

Deviations Requested

The petitioner has requested the following deviations:

- Increase from 138 lots to 145 to a gross density of 3.04 dwelling units/acre
- Reduce the lot size to 7,200 sq ft.
- Reduce the side setback from 7.5' to 5'
- Remove key 476470 which takes them from 52.54 acres to 47.7.

Due to Board policy staff will not support the reduction in the side setbacks from 7.5-5. Staff will also not support an increase in units due to the location and the effects on public utilities

Site Size 47.7 Acres

Surrounding Zoning; Land Uses

North:	PDP SF Planned Development Project (Single Family)
South:	PDP SF Planned Development Project (Single Family and AG (Agricultural))
East:	PDP SF Planned Development Project (Single Family)
West:	Duke Energy Powerline Easement

Current Zoning: PDP SF Planned Development Project (Single Family)

Future Land Use Residential
Map Designation:

ENVIRONMENTAL REVIEW

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

UTILITIES REVIEW

Hernando County Utilities Department does not currently supply water or wastewater service to these parcels. Water and wastewater service are available to these parcels. HCUD has no objection to the master plan revision from 138 single family lots to 145 single family lots and change the lot size from 7,500 Square Feet to 7,200 Square Feet, subject to a utility capacity analysis and connection to the central water & wastewater systems at time of site development.

ENGINEERING REVIEW

The subject site is located approximately 1000' east of Elwood Road, approximately 3,500' south of Elgin Boulevard. The County Engineer has reviewed the petitioner's request and has the following comments:

- Provide a letter of/statement of no objection from DUKE Energy, with a no expiration date clause for powerline easement use.
- A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
- The Roadway design shall comply with Hernando County Facility Design Guideline standards.
- Provide a Turn-around area for a "SU" class vehicle if Elwood Road and Goldfoil Road are proposed to be gated. (SU class as determined by FHWA/Federal Highway Administration)

Comments: The petitioner shall be required to provide a letter of no objection from Duke Energy prior to the approval of the final plat.

LAND USE REVIEW

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 southernmost access shall be the treed entranceway into the development.

Lot Requirements:

The petitioner has requested the following lot setbacks, width, building coverage and size:

- Front: 25'
- Side: 5'
- Rear: 15'
- Minimum Lot Size: 7,200
- Minimum lot width: 60'

Comments: Due to current BOCC policy, will not support the deviation in the side setback from 7.5 'to 5' or the reduction in lot size. Additionally, as the petitioner has not established the maximum building coverage, the R1-C standards shall apply.

Perimeter Setbacks:

- North: 35'
- South: 35'
- East: 30'
- West: 30' adjacent to utility easement 5'

Buffers:

- North: 20'
- South: 20'
- East: 15'
- West: 0' along utility easement

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 petitioner shall set aside 3.39 acres for the preservation of natural vegetation within the development.

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.

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. If approved, the petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

COMPREHENSIVE PLAN REVIEW**Future Land Use Element****Future Land Use Map**

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.

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.

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.

Comments: An increase in units is not supported due to the increased impact on public facilities from the initial approval.

FINDINGS OF FACT

The requested master plan revision is appropriate with the following revisions:

- The number of units is recommended to be maintained at the previous approval of 138.
- Side setbacks are recommended to be 7.5' consistent with Board of County Commissioners policy

With these revisions, the request is consistent with the Comprehensive Plan and is compatible with the surrounding 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 approve a resolution adopting the petitioner's request for a master plan revision on property zoned PDP(SF)/Planned Development Project (Single Family) with deviations and 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 comprehensive listed species floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting. Any listed floral species found on site shall be relocated to the vegetative buffers to the greatest extent possible.
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, as applicable.
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. Provide a letter of/statement of no objection from DUKE Energy, with a no expiration date clause (subject to Duke Energy approval) for powerline easement use prior to the issuance of the final plat if required.
6. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
7. The Roadway design shall comply with Hernando County Facility Design Guideline standards.

8. The petitioner shall provide a Turn-around area for a "SU" class vehicle if Elwood Road and Goldfoil Road are proposed to be gated. (SU class as determined by FHWA/Federal Highway Administration)
9. The developer shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.
10. The petitioner shall be limited to a total of 145 lots.
11. Lot Requirements:
 - Front: 25' (Previously approved 20')
 - Side: 5' (previously approved deviation from 7.5')
 - Rear: 15' (previously approved deviation from 20')
 - Minimum Lot Width: 60'
 - Minimum Lot Size: 7,200
12. Perimeter Setbacks:
 - North: 35'
 - South: 35'
 - East: 30'
 - West: 30' adjacent to utility easement 5'
13. Buffers:
 - North: 20' Vegetative Buffer
 - South: 20' Vegetative Buffer (no Buffer adjacent to DRA)
 - East: 15' Vegetative Buffer
 - West: 0' along utility easement; 15' Vegetative Buffer adjacent to property
14. The petitioner shall meet the natural vegetation area requirements of the Community Appearance Ordinance.
15. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations.
16. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.
17. The petitioner shall make the southernmost access the treed entranceway into the development.
18. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt of the Board of County Commissioners action from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On November 10, 2025, the Planning and Zoning Commission voted 3-2 to recommend the Board of County Commissioners approve a resolution adopting the petitioner's request for a master plan revision on property zoned PDP(SF)/Planned Development Project (Single Family) with deviations and 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 comprehensive listed species floral and faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting. Any listed floral species found on site shall be relocated to the vegetative buffers to the greatest extent possible.
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, as applicable.
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.
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9. The developer shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.
10. The petitioner shall be limited to a total of 145 lots.
11. Lot Requirements:
 - Front: 25' (Previously approved 20')
 - Side: 5' (previously approved deviation from 7.5')
 - Rear: 15' (previously approved deviation from 20')

- Minimum Lot Width: 60'
- Minimum Lot Size: 7,200
- Lot Coverage: maximum 65% (deviation from 35%)

12. Perimeter Setbacks:

- North: 35'
- South: 35'
- East: 30'
- West: 30' adjacent to utility easement 5'

13. Buffers:

- North: 20' Vegetative Buffer
- South: 20' Vegetative Buffer (no Buffer adjacent to DRA)
- East: 15' Vegetative Buffer
- West: 0' along utility easement; 15' Vegetative Buffer adjacent to property

14. The petitioner shall meet the natural vegetation area requirements of the Community Appearance Ordinance.

15. The petitioner shall provide the minimum neighborhood park acreage in accordance with the Hernando County Land Development Regulations.

16. The petitioner shall submit a fire protection plan with the Conditional Plat in accordance with Hernando County LDRs.

17. 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.

18. The petitioner shall make the southernmost access the treed entranceway into the development.

19. The access points for the development shall be prioritized as follows:

- Access to the south
- Access to the north
- Access to the west (only if either the south or north access points are not available for use)

The development shall have no less than two full access points.

~~49.~~ 20. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt of the Board of County Commissioners action from Development Services staff. Failure to submit the revised plan will result

in no further development permits being issued.