



STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 9, 2026
Board of County Commissioners: May 5, 2026

APPLICANT: Dirt Doctor 11011 LLC

FILE NUMBER: H-25-50

REQUEST: Rezoning from AG (Agriculture) to PDP(MF)/ Planned Development Project (Multi Family) to develop townhomes

GENERAL LOCATION: Noth side of Bourassa Boulevard, approximately 2,133 feet east of Commercial Way

PARCEL KEY NUMBER(S): 822756

APPLICANT'S REQUEST

The subject site is currently zoned AG/Agricultural) and is surrounded by Sandel Key Community (aka Lake Hideaway). The petitioner is requesting a rezoning from AG/Agricultural) to PDP(MF)/Planned Development Project (Multifamily) to develop a 110-unit townhome community with the following deviations.

Deviations Requested:

Internal Building Setbacks:

- Front: 20' (Deviation from 25')
- Side: 5' (Deviation from 10')
- Rear: 15' (Deviation from 20')
- Lot Size: 1,620 square feet (deviation from 6,000 square feet)

PUBLIC INQUIRY WORKSHOP:

The petitioner held a Public Inquiry Workshop on November 11, 2025. The following issues were identified by residents attending the workshop:

- Access and traffic for the site
- Buffering on the West side
- How water is supplied to the parcel
- Project groundbreaking date

SITE CHARACTERISTICS:

Site Size	9 Acres
Surrounding Zoning;	North: AG Agricultural)
Land Uses	South: AG Agricultural)
	East: CPDP (Combined Plan Development Project)
	West: CPDP (Combined Plan Development Project)
Current Zoning:	Residential
Future Land Use	Rural
Map Designation:	

ENVIRONMENTAL REVIEW

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

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has reviewed the petitioner’s request and has the following comments:

- Water and wastewater are available to this parcel.
- Hernando County Utilities Department has no objection to the zoning change from AG to PDP(MF) to develop townhomes on parcel, subject to a utility capacity analysis and connection to the central water & wastewater system at time of site development.

ENGINEERING REVIEW

The subject site is located on Noth side of Bourassa Boulevard, approximately 2,133 feet from Commercial Way.

The County Engineer has reviewed the petitioner’s request and has the following comments:

- Clarify site access.
- Improve Bourassa Blvd. the length of parcel to current county standards.
- Additional Right of way along Bourasa Blvd. may be required.
- A Traffic Access Analysis required. Improvements identified by Traffic Access Analysis will be the responsibility of the developer.
- Roadway(s) within project must meet county standards.

Comments: The petitioner has indicated that they are seeking to retain access as presented in the master plan. No access is being proposed through the Lake Hideaway subdivision.

LAND USE REVIEW

The petitioner is proposing a multifamily development with townhomes.

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.

Lot Requirements:

- Front: 20'
- Side: 0'5' (end units' deviation from 10')
- Rear: 15' (deviation from 20')
- Minimum Lot Size: 1620 (deviation from 6000)
- Maximum Lot Coverage 35%

Perimeter Setbacks:

- North: 30'
- South: 15'
- East: 35'
- West: 35'

Buffers:

- North: 20'
- South: 5'
- East: 20'
- West: 20'

Natural Vegetation:

Projects two (2) to twenty (20) must designate an area of at least five (5) percent 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 two thousand (2,000) square feet and no more than two (2) areas shall be allowed.

Comments: Petitioner will be required to meet the minimum requirement of the Community Appearance Ordinance.

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 Land Development Regulations (LDRs). The proposed project 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.

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.

COMPREHENSIVE PLAN REVIEW

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.

Multi-Family Housing

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Strategy 1.04B(5): High density zonings are intended for locations in the more intensely developed sections of the County. New residential development of high-density housing shall utilize the Planned Development Project (PDP) process. Regulatory criteria shall include standards that evaluate and address suitability of the location including:

- a. proximity to existing or designated commercial areas, corridors, or employment centers;
- b. direct or limited local access to arterial or collector roadways;
- c. availability of appropriate infrastructure and services capacity at the site including police, fire, emergency medical services,

- potable water utility supply, sewer utility supply, and primary and secondary school facilities;
- d. protection of high quality environmentally sensitive resources or historic and archaeological resources;
 - e. the character and density of existing and approved residential development in the surrounding area.

- Strategy 1.04B(7):** All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved:
- a. multi-family development may serve as a density transition located on the periphery of single-family neighborhoods and connecting to higher intensity uses;
 - b. multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single-family neighborhoods.

FINDINGS OF FACT

The requested Rezoning from AG (Agricultural) to PDP(MF) Planned Development Project (Multifamily) is appropriate based on the following findings of fact:

- 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 the petitioner's request for a rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily) 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. The petitioner shall provide a floral and faunal survey including invasive species, prepared by a qualified environmental 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 developer must provide geotechnical/geophysical subsurface testing in accordance with the Hernando County Facility Design Guidelines, including all proposed drainage retention areas (DRA) within the project to test for subsurface karst features.
6. The developer shall provide a water and sewer capacity analysis at Conditional Plat and connect to central water and sewer systems at the time of vertical construction.
7. 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.
8. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.

9. The petitioner shall be required to improve Bourassa Boulevard the length of the parcel to current county standards.
10. At the time of conditional plat, the petitioner shall submit a fire protection plan in accordance with the Hernando County Land Development Regulations.
11. Minimum Perimeter Setbacks:
 - North: 30'
 - South: 15'
 - West: 35'
 - East: 35'

All perimeter setbacks are inclusive of the required vegetative buffers.
12. Minimum Lot Setbacks
 - Front: 20'
 - Side: 0' (between units) 7.5 (between townhome clusters)
 - Rear: 15'
13. Minimum Lot Size: 1,620 square feet (Deviation from 6,000 square feet)
14. Minimum Buffers:
 - North: 20'
 - South: 5'
 - West: 20'
 - East: 20'
15. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt of the BOCC 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 March 9, 2026, the Planning and Zoning Commission voted 3-2 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from AG/(Agricultural) to PDP(MF)/Planned Development Project (Multifamily) with deviations and the following modified 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 shall provide a floral and faunal survey including invasive species, prepared by a qualified environmental 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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- Front: 20'
- Side: 0' (between units) 7.5 (between townhome clusters)
- Rear: 15'

13. Minimum Lot Size: 1,620 square feet (Deviation from 6,000 square feet)

14. Minimum Buffers:

- North: 20'
- South: ~~5'~~ 20'
- West: 20'
- East: 20'

15. The Maximum number of dwelling unit shall not exceed 8 dwelling units per acre

16. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of receipt of the BOCC action from Development services staff. Failure to submit the revised plan will result in no further development permits being issued.