



Hernando County Development Services

2025 & Activity Summary

INTERLOCAL UPDATE

Presentation Overview (2025)



Division
Activity
Summary



Division
Initiatives



Division
Performance



Operational
Efficiency
Improvements



Technology &
Cost Savings

Planning & Zoning – Snapshot

75
REZONINGS

20
SPECIAL
EXCEPTION
PERMITS

15
CONDITIONAL
USE
PERMITS

67
CONCURRENCY
EVALUATIONS

3
COMPREHENSIVE
PLAN
AMENDMENTS

3
COMMUNITY
DEVELOPMENT
DISTRICTS

Administrative & Zoning Permits

135
TREE
PERMITS

31
FENCE
PERMITS
(ABOVE 7')

32
CHICKEN
PERMITS

158
SITE
CLEARING
PERMITS

75
UTILITY
SHED
PERMITS

Building Division Activity



85,545
Inspections
Performed



14,508
Video
Inspections
Completed



20,228
Permits
Issued



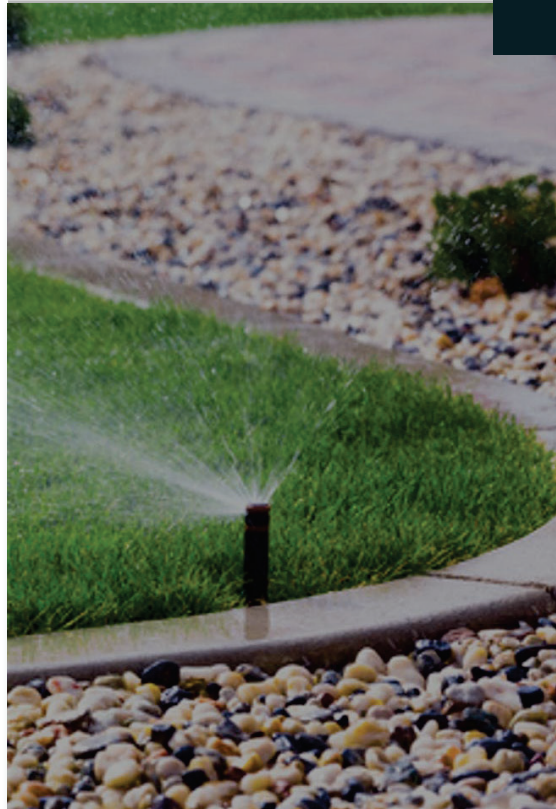
Expanded use
of State-approved
video inspections

Code Compliance



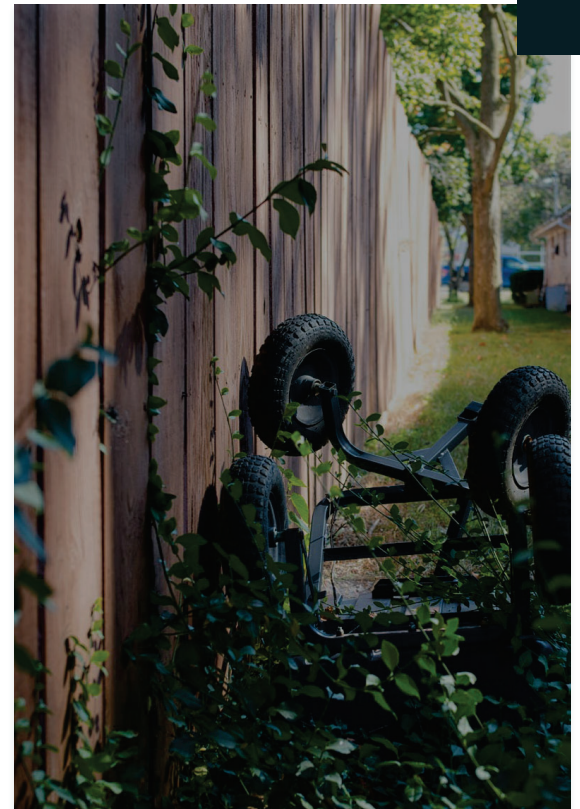
CONTRACTOR LICENSING

OPEN CASES:	246
CLOSED/COMPLIED:	256
OVERALL CASES:	495



WATER RESOURCE

OPEN CASES:	147
CLOSED/COMPLIED:	620
OVERALL CASES:	767



CODE

OPEN CASES:	290
CLOSED/COMPLIED:	2,138
OVERALL CASES:	2,428

Operational Efficiency Initiatives



Standard Operating
Procedures Rewritten
and Streamlined



Elimination of
Redundant Reviews and
Processes



Administrative
Approvals Reducing
Review Timelines



Cross-Training and
department
consolidation underway

Storm Recovery

6

Community
Workshops/
Townhall
Meetings

40

Inhouse
Community/Citizen
Application
Training Classes

2,500
Homes
Damaged

11,060

Substantial
Letter Mailed

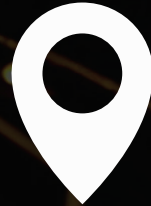
832

Permits
Issued

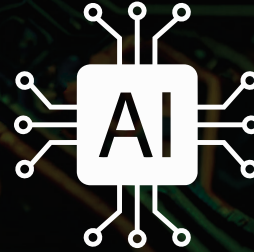
Technology & Innovation



Tyler Technologies
for Permit Intake
and Tracking



GIS Integration for
Parcel and
Zoning Accuracy



Artificial Intelligence
Integration Reducing
Plan Review Times



Drone Inspections
Improving Field
Efficiency and Safety

February 2026 Stats



15,138
Campus Wide
Phone Calls



1,555
Customer
Visits



1,294
Building
Applications



Permits
Issued
899

- Zoning Permits: 220
- Rezoning Applications: 2
- Conditional Use Permits: 1
- Special Exception: 1
- Concurrency: 3
- Community Development District: 2



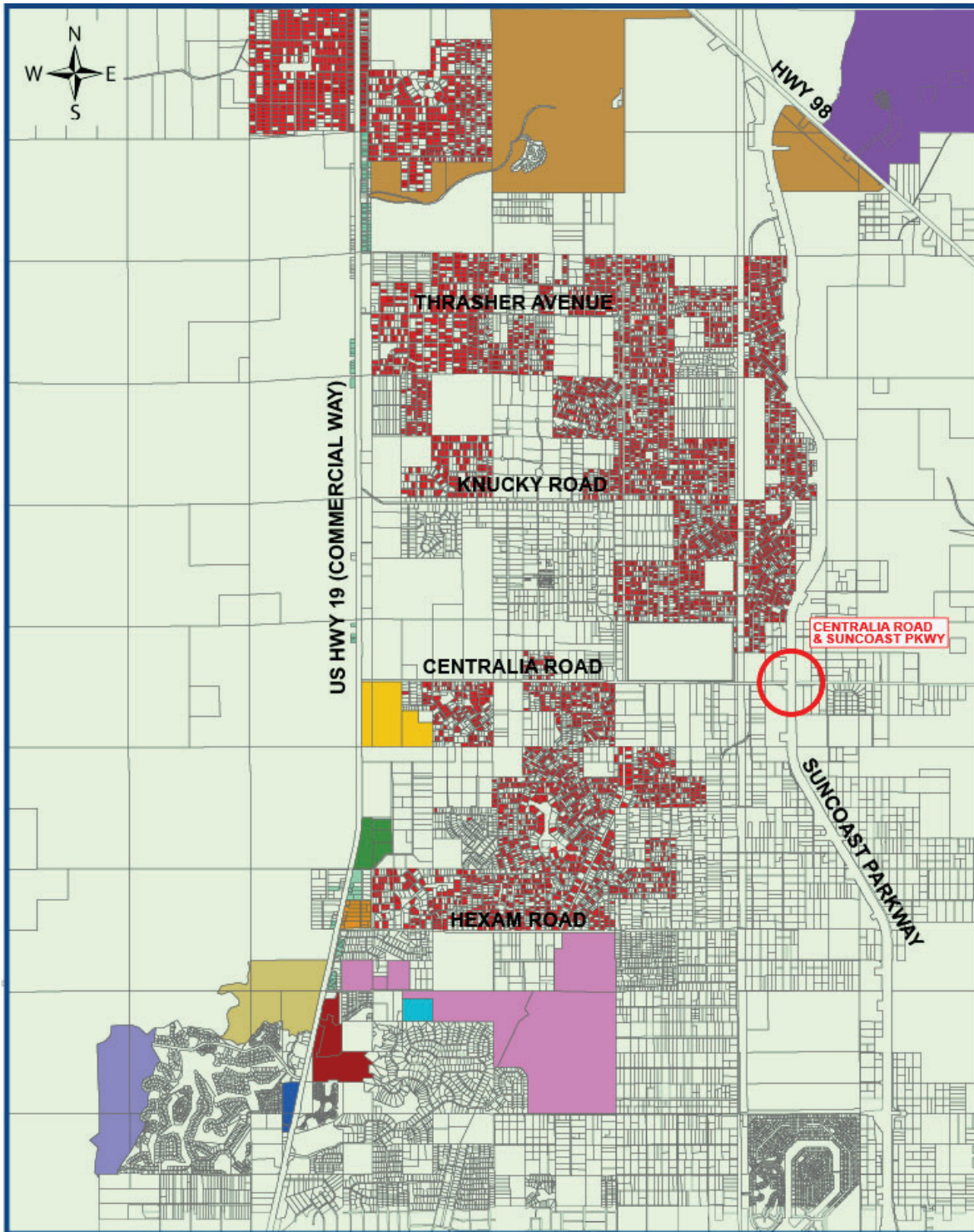
GROWING SECTORS

ROYAL
HIGHLANDS
16,742
DWELLING
UNITS

I-75 & SR 50
10,066
DWELLING
UNITS

COUNTY LINE
ROAD
2,068
DWELLING
UNITS

ROYAL HIGHLANDS



RESIDENTIAL LEGEND

- SEVILLE - 3,811 UNITS
- CABOT CITRUS FARMS GOLF REORT - 1,707 UNITS
- EMERALD CREEK - 513 UNITS
- WINDING OAKS - 250 UNITS
- LAKE HIDEAWAY - 3,700 UNITS
- LAND BUILDERS - 190 UNITS
- CANOPY OAKS - 842 UNITS
- CRYSTAL WATERS - 176 UNITS
- GLEN LAKES PHASE 2 - 645 UNITS
- ROYAL HIGHLANDS UNDEVELOPED PARCELS - 4,908 UNITS (MOL)

TOTAL UNITS - 16,742 UNITS

COMMERCIAL LEGEND

- 118 UNDEVELOPED COMMERCIAL PARCELS - 76.3 ACRES TOTAL (3,323,628+/- Sq Ft)
TOTAL POTENTIAL COMMERCIAL DEVELOPMENT = 1,163,270 Sq Ft (BASED ON 35% FAR)
- HEXAM AND US 19 - 150,000 Sq Ft
- EMERALD CREEK - 80,000 Sq Ft
- GLEN LAKES - 295,000 Sq Ft

APPROVED SQ FT - 525,000 Sq Ft
EXISTING COMM LAND - 1,163,270 Sq Ft
TOTAL PROPOSED Sq Ft - 1,688,270 Sq Ft

I-75 & SR 50 CORRIDOR



COUNTY LINE ROAD



PREAPPROVED AND RECENTLY APPROVED PROJECTS

- 1 - CILIBERTO - 77 SINGLE FAMILY AND 88 MULTIFAMILY UNITS
- 2 - LENNAR HOMES - 222 SINGLE FAMILY UNITS
- 3 - LANDBUILDERS - 230 SINGLE FAMILY UNITS AND 100,00 SQUARE FEET OF COMMERCIAL
- 4 - LANDBUILDERS - 135 SINGLE FAMILY UNITS
- 5 - HUNT - 42 SINGLE FAMILY UNITS
- 6 - OCEAN GROUP - CAR WASH, CONVENIENCE STORE WITH GAS, QSR, OIL CHANGE
- 7 - TRI-COUNTY 110 VILLA UNITS
- 8 - WILLIAM RYAN - 30 SINGLE FAMILY UNITS
- 9 - S&C TRILLIUM - 400 MULTIFAMILY UNITS
- 10 - S&C TRILLIUM - 125 SINGLE FAMILY UNITS AND 125,000 SQUARE FEET OF COMMERCIAL
- 11 - PASHLY - 160 MULTIFAMILY UNITS
- 12 - MCG VENTURES - 400 MULTIFAMILY UNITS
- 13 - WHITING ESTATES - 49 SINGLE FAMILY UNITS

PASCO COUNTY: NORTH RIDGE, SUNCOAST VILLAGE, SUN CITY: 1,300 DWELLING UNITS



COMPREHENSIVE PLAN INITIATIVES

Royal Highlands

The Royal Highlands area is experiencing continued residential development and includes 12,000 approved units approved through Planned Development Projects (PDPs). Approximately, 4,000 lots are platted currently. Constrained commercial land supply, limited transportation connectivity, and growing service deficits create urgency for a coordinated master planning effort. The study area is shown on Exhibit A and will be focused on existing commercial and potential future commercial nodes. Project objectives include:

Develop a vision for the Royal Highlands area with actions.

Identify potential future commercial nodes and employment center areas.

Identify congested hot spots and constraints and summarize potential future opportunities

Help guide long-term development patterns.

Support integration with MPO long-range transportation planning.

Rural Protection Area

The County seeks a proactive strategy that both **protects** rural assets and **guides** future development in a manner that is compatible with the character of the area. The study area, described as Southeast Hernando County in this agreement, will include an agreed upon area shown in Exhibit A. The study area contains significant rural character, wildlife corridors, agricultural land, and natural areas. Project objectives are to engage with the community and stakeholders to establish a long-term vision for the area. It is anticipated that the project will include strategies and actions focused on maintaining the character, continued preservation of environmental and rural lands, while supporting economic vitality, and planning for future growth.



Thank you
Better Together

Hernando County Development Services