

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 9, 2026

APPLICANT: Oak Development Group LLC

FILE NUMBER: 1504234

PURPOSE: Conditional Plat Approval for Lake Mirage

GENERAL

LOCATION: Between the east side of Eakin Street, approximately 230' from its intersection with Atlanta Avenue, and the west side of Lomita Wren Road, approximately 300' from its intersection with Mirage Avenue

PARCEL KEY

NUMBER: 343015, 103907

The conditional plat for the Lake Mirage Subdivision is for 107 single family residential lots on approximately 53.28 acres located Between the east side of Eakin Street, approximately 230' from its intersection with Atlanta Avenue, and the west side of Lomita Wren Road, approximately 300' from its intersection with Mirage Avenue

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A certificate of concurrency has been issued for this conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Lake Mirage Subdivision with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The developer must conform to all Hernando County Facility Design Guidelines.
3. The petitioner shall provide a comprehensive listed species survey prepared by a qualified professional to identify any listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.
4. 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.

5. The Department of Public Works has received an updated letter from the Traffic Engineer about the trips for this project. The Traffic Access Analysis will be placed in the review queue; the Conditional Plat is conditionally approved.

The Traffic Access Analysis is a separate in-depth review from the commercial subdivision review process. Any identified improvements shall be the responsibility of the developer. Project design may be concurrent with the Traffic Access Analysis review, However, strictly at the Developers' risk.

6. The following conditions from the Hernando County Utilities Department must be addressed during the Construction Drawing and Final Plat submittals:
 - Submit a final capacity analysis during Construction Drawing review meeting the following conditions:
 - **Water:** Further analysis using the site layout, proposed elevations, once determined, and final hydrant locations will be required as part of the final design.
 - **Wastewater:** Additional analysis will be required as part of final engineering to design the proposed pump station.
 - The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.
 - The developer shall either install the proposed utility systems within dedicated county road right of ways or within a non-exclusive utility easement over the roadway tract if the roads will be privately maintained. Show the proposed wastewater pump station site(s) as dedicated tract(s) sized per HCUD detail S-10 or S-15 (June 2023 version).
 - If street lighting will be installed in the development, please provide at least one of the following: show the pole locations on the construction drawings, add a note to the plans specifying that the location of the proposed poles will be in an area that will not conflict with the proposed water or sewer services, or provide utility separate details showing the location of all proposed utilities.