

STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 12, 2025

APPLICANT: NVR, Inc./Ryan Homes

FILE NUMBER: 1481235 & 1491895

PURPOSE: Conditional Plat Approval for Nichols Property & Oakview Woods (Nichols) Ph II Property

GENERAL LOCATION: South side of Cortez Boulevard, approximately 885' west of Frisco Road

PARCEL KEY NUMBER: 893475, 837786, 837777, 837795

The conditional plats were initially approved via rezoning file H-24-48 for the Nichols Property Subdivision submitted under file #1481235 (One hundred ten (110) single family residential lots) & Oakview Woods (Nichols) Ph II Subdivision file #1491895 (Fifteen (15) single family residential lots), totaling One hundred twenty-five (125) single family residential lots on approximately 31.09 +/- acres of undeveloped land. The subdivisions are located on the South side of Cortez Boulevard, approximately 885' west of Frisco Road

The conditional plats have been reviewed by various County agencies and found to be consistent with County standards. Certificates of concurrency have been issued for the conditional plats.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Nichols Property Subdivision & Oakview Woods (Nichols) Ph II 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 conditional plat is approved with the following conditions that must be addressed and shown on the construction plans and final plat:
 1. The developer shall install and dedicate to HCUD the necessary water and wastewater infrastructure (including dedicated pump station tracts sized per HCUD detail S-10 or S-15) that are necessary to supply the development.
 2. 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.
 3. Provide utility placement details showing the locations of all utilities on the conditional plat for lots with side setbacks of less than 10-feet per Staff Report H-22-16.

For file # 1491895

6. The developer shall install and dedicate to HCUD the necessary water and wastewater infrastructure (including dedicated pump station tracts sized per HCUD detail S-10 or S-15) that are necessary to supply the development. The proposed utility systems shall be 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.