

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 08, 2025

APPLICANT: Rocklyn Homes, Inc.

FILE NUMBER: 1494792

PURPOSE: Conditional Plat Approval for Whispering Oaks

GENERAL LOCATION: South side of Bourassa Boulevard, approximately 325' south of Hyde St.

PARCEL KEY NUMBER: 539091

The conditional plat for Whispering Oaks is for 190 lots within a PDP(MF) / Planned Development Project (Multifamily) subdivision. It is located on the southern side of Bourassa Boulevard, approximately 325' south of Hyde St.

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A Certificate of Concurrence has been issued for the conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Whispering Oaks 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 developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations and individual water meters) necessary to supply the development (Ordinance Sec. 26-71 thru Sec. 26-73).
6. 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 (June 2023 version) on the construction drawings.

7. 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.
8. Submit construction drawings showing the finished slab elevation of the top of the wet well and valve vault at or above the 100-year flood elevation per HCUD specification 4D.19.11.
9. Submit construction drawings showing a secondary water connection point per HCUD specification 3.4.2.2.