

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 13, 2025

APPLICANT: Glen Lakes Commons Phase 2

FILE NUMBER: 1500784

PURPOSE: Conditional Plat Approval for Glen Lakes Commons Phase 2

GENERAL LOCATION: West of Commercial Way and south of Glen Lakes Boulevard

PARCEL KEY NUMBER: 340214, 1353635

The conditional plat for the Glen Lakes Commons Phase 2 is for 4 commercial parcels on approximately 6.9 +/- acres of undeveloped land, located west of Commercial Way and south of Glen Lakes Boulevard.

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 Glen Lakes Commons Phase 2 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 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. A burrow survey and FWC permit are required to be provided to the County prior to tortoise relocation and site clearing/alteration. A limited site clearing permit for tortoise relocating can be obtained from Zoning. The after-action-report and FWC acceptance email is required prior to site clearing, or any site alteration. Eastern

Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.

5. The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.
6. The developer shall either install the proposed utility systems within dedicated county road right of ways or within or within a non-exclusive utility easement over the roadway tract if the roads will be privately maintained. Please show the proposed wastewater pump station site(s) as dedicated tract(s) sized per HCUD detail S-10 or S-15 (June 2023 version).
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. The developer shall provide a final water and wastewater capacity analysis with the construction drawing submittal for review.