

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 13, 2026

APPLICANT: Waterfall Park

FILE NUMBER: 1507064

PURPOSE: Conditional Plat Approval for Waterfall Park

GENERAL LOCATION: Bounded by Waterfall Drive, Placid Street, Page Lane and Baton Avenue

PARCEL KEY NUMBER: 00412360

The Conditional Plat for Waterfall Park Subdivision is for 10 Single Family homes. It is bounded by Waterfall Drive, Placid Street, Page Lane and Baton 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 Waterfall Park 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. The developer shall provide new residential property owners with Florida-Friendly Landscaping™ Program materials and encourage use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use shall be included. Educational materials are available through the Hernando County Utilities Department.
5. Geotechnical Subsurface Testing and Reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.