

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: February 09, 2026

**APPLICANT:** Riopelle Properties LLC

**FILE NUMBER:** 1500882

**PURPOSE:** Conditional Plat Approval for Verona Hills

**GENERAL LOCATION:** West side of Kettering Road approximately 1.8 miles south of Cortez Boulevard

**PARCEL KEY NUMBER:** 394585, 1357971

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The conditional plat for Verona Hills is for 302 lots within a PDP (SF)/ Planned Development Project (Single Family) subdivision. It is located on the West side of Kettering Road approximately 1.8 miles south of Cortez 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 the conditional plat.

**STAFF RECOMMENDATION:**

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Verona Hills 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) 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 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 what 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. Provide a final water and wastewater capacity analysis with the construction drawing submittal for review.
9. The developer has entered into a Memorandum of Understanding with the Hernando County Utilities Department (HCUD) and has agreed to:
  - Acknowledge wastewater treatment capacity for the project limited to the first two years (2027-2028) of the construction schedule (180 CO's total) and the Amenity Center until the Ridge Manor Water Reclamation Facility Expansion project is substantially completed.
  - Schedule CO request based on the construction schedule.
  - Upon request, HCUD may reevaluate wastewater capacity allotment and grant additional wastewater capacity to the project based on the remaining wastewater treatment capacity as the wastewater facility nears substantial completion. (estimated June 2028).