

STAFF REPORT

HEARINGS: Planning & Zoning Commission: April 07, 2026

APPLICANT: Oak Hill Land, LLC.

FILE NUMBER: 1514936

PURPOSE: Conditional Plat Approval for Waterford Phase 6

GENERAL

LOCATION: North side of Cortez Boulevard, approximately 800' east of Nightwalker Road

PARCEL KEY

NUMBER: 1800126 & 1801848

The conditional plat for the Waterford Phase 6 is for 89 single family residential lots on approximately 29.43 +/- acres of undeveloped land, located on the north side of Cortez Blvd, approximately 800' east of Nightwalker Road.

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 Waterford Phase 6 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.