

STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 8, 2025

APPLICANT: DRB Group

FILE NUMBER: 1490384

PURPOSE: Conditional Plat Approval for Parkway Townhomes

GENERAL LOCATION: Northwest corner of Spring Hill Drive and the Suncoast Parkway and east side of Barclay Avenue, approximately 1,500' north of Spring Hill Drive

PARCEL KEY NUMBER: 1837203

The conditional plat for Parkway Townhomes is for 106 lots within a CPDP / Combined Planned Development Project to include General Commercial and Multifamily. It is located Northwest corner of Spring Hill Drive and the Suncoast Parkway and east of Barclay Avenue, approximately 1,500' north of Spring Hill Drive

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 Parkway Townhomes 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, the developer shall 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 revise the water and wastewater capacity analysis as follows:
 - Page 3 of 22: The hydraulic analysis report states, the proposed pressure network was added to Hernando County's WaterGEMs model, however there is no data from the 2025 PDD Scenario in this report. Revise as necessary.
 - Page 20 of 22: The capacity analysis shows a reservoir table and pump table, however if the proposed network was added to Hernando County's WaterGEMs model, these tables should not be here.
 - Page 22 of 22: The capacity analysis shows a pump curve graph however, if the Hernando County's WaterGEMs model was used. The table should not be here.