

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 13, 2026

APPLICANT: Rivard Subdivision

FILE NUMBER: 1500973

PURPOSE: Conditional Plat Approval for Rivard Subdivision

GENERAL LOCATION: Northern terminus of Old Oak Trail, northern terminus of Dog Leg Court, eastern terminus of Rivard Boulevard, and the eastern terminus of Clearview Drive.

PARCEL KEY NUMBER: 00383374

The Conditional Plat for Rivard Subdivision is for 240 Single Family homes. It is located on the northern terminus of Old Oak Trail, northern terminus of Dog Leg Court, eastern terminus of Rivard Boulevard, and the eastern terminus of Clearview Drive.

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 Rivard 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.

6. The petitioner must abide by the Memorandum of Understanding with the Hernando County Water and Sewer District as attached.
7. The petitioner shall ensure the road sections for the construction drawings show a minimum 2.5-feet between the sidewalk and the right-of-way line for the installation of water meter boxes, sewer cleanouts, fire hydrants, etc.
8. The petitioner shall contact HCUD to discuss the potential of providing utility easements or dedicated tracts for the existing wastewater pump stations in the Rivard development during the construction drawing review process.
9. If a new wastewater pump station is proposed in the future phases based on the water and sewer capacity analysis, show the pump station tract(s) sized per HCUD detail S-10 (June 2023 version).
10. The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.
11. 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).
12. 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.