

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 13, 2026

APPLICANT: Shady Oaks North Subdivision

FILE NUMBER: 1514955

PURPOSE: Conditional Plat Approval for Shady Oaks North Subdivision

GENERAL LOCATION: East Side of Treiman Boulevard, 2,548 feet north of Reynolds Street, opposite Belt Drive

PARCEL KEY NUMBER: 1150471

The Conditional Plat for Shady Oak North Subdivision is for 196 Single Family homes. It is located on the East Side of Treiman Boulevard, 2,548 feet north of Reynolds Street, opposite Belt 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 Shady Oaks North 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.