

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: August 11, 2025

**APPLICANT:** Brooksville Commons LLC / NVR Inc.

**FILE NUMBER:** 1497705

**PURPOSE:** Conditional Plat Approval for Waverly Grove

**GENERAL LOCATION:** Southwest corner of Yontz Rd and Ponce De Leon Blvd

**PARCEL KEY NUMBER:** 656579, 1198643, 1056617, 352013

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The conditional plat for Waverly Grove is for 158 lots within a CPDP (Combined Planning Development Project) with Multifamily and General Commercial uses. It is located on the Southwest corner of Yontz Rd and Ponce De Leon Blvd.

The conditional plats have been reviewed by various County agencies and found to be consistent with County standards. Certificates of concurrency have been issued for the conditional plats.

### STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Waverly Grove 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 City of Brooksville approves with the following conditions:
  - The approved developer USA with the City of Brooksville will be required prior to issuance of Hernando County Construction Plan Approval.
  - Additionally, water and wastewater capacity must be available for the development project prior to Hernando County Final Plat Approval.