

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 08, 2025

APPLICANT: KB Home Tampa Division

FILE NUMBER: 1491789

PURPOSE: Conditional Plat Approval for Woodland Oaks

GENERAL LOCATION: North side of Powell Road, approximately 3,000' feet west of US Hwy 41.

PARCEL KEY NUMBER: 380910

The conditional plat for Woodland Oaks is for 207 lots within a PDP(SF) / Planned Development Project (Single-family) subdivision. It is located on the north side of Powell Road, approximately 3,000' feet west of US Hwy 41

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 Woodland Oaks 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.