

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 8, 2025
Planning & Zoning Commission: November 10, 2025

APPLICANT: Dallas Austin

FILE NUMBER: 1498214

PURPOSE: Conditional Plat Approval for Rolling Rock

GENERAL LOCATION: North side of Cortez Boulevard (SR 50) approximately 1,600 feet west of Weeping Willow Street

PARCEL KEY NUMBER: 1747024

The conditional plat for Rolling Rock is for seventy-six (76) multifamily residential lots on approximately 6.91 +/- acres of undeveloped land, located on the north side of Cortez Boulevard (SR 50) approximately 1,600 feet west of Weeping Willow Street.

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards.

At the time of agenda processing, the Proportionate Share Mitigation Agreement between the Hernando County School District, Hernando County, and the applicant was approved on the September 02, 2025, meeting; however, the fully executed document has not been processed. Upon processing of the agreement, the finding of available capacity will be issued by the School District and the Certificate of Concurrence will be issued.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Rolling Rock 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.

P&Z ACTION HISTORY:

On September 8, 2025, the Planning and Zoning Commission approved the petitioner's request for a postponement of the Conditional Plat Approval for Rolling Rock to the November 10, 2025, Planning and Zoning Commission meeting.

Note: Subsequent to the September 8, 2025, Planning and Zoning Commission meeting, the petitioner submitted a request to postpone approval of the Conditional Plat for Rolling Rock to a future hearing date due to continual contractual issues on the site.