

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 11, 2022

APPLICANT: DR Horton Inc.

FILE NUMBER: 1430915

PURPOSE: Conditional Plat approval for Lucky Lane Subdivision

GENERAL LOCATION: 840 feet south of State Road 50/Cortez Boulevard and 570 feet east of Barclay Avenue between Lucky Lane and Grove Road

PARCEL KEY NUMBER: 130708, 130717, 1342434, 347146, 893723, 1100793

The conditional plat for the Lucky Lane Subdivision is for one hundred thirty nine (139) single family residential lots on approximately 31.6 acres of combined undeveloped land located south of SR 50/Cortez Boulevard and east of Barclay Avenue. The primary access to the property is from Lucky Lane via Barclay Avenue.

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 Lucky Lane 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.

Retention of large native trees and stands should be maintained to the extent possible.

5. 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.
6. Invasive plant species shall be removed during the development process.
7. Based on the comprehensive wildlife survey gopher tortoises are present and its possible for other listed species to occur. A copy of the FWC permit for gopher tortoises is required prior to clearing or commencement of construction (submittal of After-Action-Report and FWC acceptance email is required after relocation activities are complete). USFWS Standard protection measures information for Eastern Indigo Snake needs to be explained & provided to equipment operators prior to site clearing. Note: Surveys for Southeastern American kestrel are highly recommended when suitable habitat is present.
8. The developer must provide geotechnical testing in accordance with the Hernando County Facility Design Guidelines. Geotechnical subsurface testing and reporting shall be conducted for all drainage retention ponds within the project. (Section 1, Drainage Design, subsection M (2), for testing to determine presence of karst features or voids, reporting requirements, recommendations, and Engineer's letter accepting the findings.)
9. Determine if there are any additional survey requirements of the State Division of Historical Resources, Compliance and Review Section.