

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: January 8, 2024

**APPLICANT:** Hernando Residential Investments, LLC

**FILE NUMBER:** 1437182

**PURPOSE:** Conditional Plat Approval for Calusa Estates

**GENERAL LOCATION:** Eastern terminus of Calusa Street and west of Suncoast Boulevard

**PARCEL KEY NUMBER:** 189744

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The conditional plat for the Calusa Estates subdivision is for 36 Single Family Homes. It is located at the Eastern terminus of Calusa Street and west of Suncoast Boulevard.

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 Glen Lakes Commons 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 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.
3. A burrow survey and FWC permit are required to be provided to the County prior to tortoise relocation and site clearing/alteration. A limited site clearing permit for tortoise relocating can be obtained from Zoning. Eastern Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.
4. The developer must conform to all Hernando County Facility Design Guidelines
5. All performance conditions established in rezoning case H-21-79 shall be completed according to the approved plans prior to the release of the performance bond.
6. Hernando County Utilities Department (HCUD) Calusa Estates Conditional Plat:

The conditional plat is approved with the following conditions that must be addressed and shown on the construction plans, capacity analysis, and final plat:

- Submit a final capacity analysis during the Construction Drawing review meeting the following conditions:
  - Revise the water system analysis to show all the proposed 6-inch water main replacement as 12-inch water main (instead of 12-inch and 8-inch). Provide offsite construction drawings reflecting the same.
  - The water distribution system must provide a 40-psi minimum static pressure and 20-psi minimum pressure during fire flow.
- The developer shall install and dedicate to HCUD the water infrastructure necessary to supply the development.
- The developer shall either install the proposed utility systems within dedicated county road right of ways or within a utility easement over a common tract dedicated to HCUD should it be determined by the developer that the roadways will be private.
- If street lighting will be installed in the development, please provide at least one of the following: show the pole locations on the construction drawings, add a note to the plans specifying that the location of the proposed poles will be in an area that will not conflict with the proposed water or sewer services, or provide utility separate details showing the location of all proposed utilities.