

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: March 13, 2023

**APPLICANT:** William Ryan Homes

**FILE NUMBER:** 1436707

**PURPOSE:** Conditional Plat Approval for Olancha Road

**GENERAL**

**LOCATION:** North side of Challice Drive, approximately 450' west of Anderson Snow Road

**PARCEL KEY**

**NUMBER:** 379101

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The conditional plat for the Whiting Estates Phase II is for Forty-nine (49) single family residential lots on approximately 10.38 +/- acres of undeveloped land, located north side of Challice Drive, approximately 450' west of Anderson Snow Road.

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 Whiting Estates 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.

