

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 11, 2022

APPLICANT: M/I Homes of Tampa, LLC

FILE NUMBER: 1429620

PURPOSE: Conditional Plat approval for Anderson Snow Road Subdivision

GENERAL LOCATION: Immediately adjacent to Anderson Snow Road and 0.60 mile south of Spring Hill Drive

PARCEL KEY NUMBER: 377853

The conditional plat for the Anderson Snow Road Subdivision is for one hundred seventy four (174) single family residential lots on approximately 51.10 acres located along Anderson Snow Road. The property has direct access to County Line Road approximately 2.25 miles south of the property, and approximately 2.50 miles to the SR 589 and County Line Road interchange.

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 Anderson Snow Road 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.