

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: September 12, 2022

**APPLICANT:** Meritage Homes of Florida, Inc

**FILE NUMBER:** 1436705

**PURPOSE:** Conditional Plat approval for Benton Hills

**GENERAL**

**LOCATION:** North of and adjacent to Power Line Road and west of and adjacent to Kettering Road

**PARCEL KEY**

**NUMBER:** 396798, 396805, 396814, 1231786, 1357061, 1565871

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The conditional plat for the Benton Hills Subdivision is for six hundred fifty-nine (659) single family residential lots on approximately 196 acres is located north of and adjacent to Power Line Rd and West of and adjacent to Kettering 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 Benton Hills 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 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.
4. The developer shall provide documentation showing that that all excavation permit requirements have been met at the time of construction drawing submittal.
5. The developer shall update the Land Use Table to include acreage for the 7% natural vegetation preservation on the construction drawings.

6. As shown on the Conditional Plat, the Developer has agreed to provide 50 feet of right of way, along Power Line Road and Kettering Road, to accommodate future four-laning.
7. The developer also agrees to proceed with project design, at their risk, and shall coordinate with the County Engineer to support their proportionate share participation in the county approved future Kettering Road improvements, required by the number of developments proposed for this corridor.