

STAFF REPORT

HEARINGS: Planning & Zoning Commission: June 9, 2025

APPLICANT: Somerset Bay Phase 2

FILE NUMBER: 1487494

PURPOSE: Conditional Plat Approval for Somerset Bay Phase 2

GENERAL

LOCATION: Northern terminus of Stephanie Drive, southern terminus of the Explorer K-8 driveway, western terminus of Chalmer Street, and the eastern terminus of Bay Drive

PARCEL KEY

NUMBER: 375944

The conditional plat for Somerset Bay Phase 2 is for 303 Single Family homes. It is located at the Northern terminus of Stephanie Drive, southern terminus of the Explorer K-8 driveway, western terminus of Chalmer Street, and the eastern terminus of Bay Drive.

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 Somerset Bay Phase 2 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. The after-action-report and FWC acceptance email is required prior to site clearing, or any site alteration. Eastern Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.