

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: September 9, 2024

**APPLICANT:** Freedom Ridge

**FILE NUMBER:** 1474378

**PURPOSE:** Conditional Plat Approval for Freedom Ridge

**GENERAL LOCATION:** Northern Terminus of Gainsboro Avenue, and Eastern Terminus of Delbarton Street

**PARCEL KEY NUMBER:** 1302922, 424231, 424222, 1353877, 1428440

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The conditional plat for the Freedom Ridge is for 246 residential lots. It is located at the northern terminus of Gainsboro Avenue, and the Eastern Terminus of Delbarton Street.

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 Canopy 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.
4. The developer must conform to all Hernando County Facility Design Guidelines

5. The water and sewer utilities shown are not part of the conditional plat review. The utilities will not be reviewed during this review and will be reviewed during the construction drawing process.
6. Water Capacity Analysis:
  - a. Further analysis using the site layout, proposed elevations, once determined, and final hydrant locations will be required as part of the final design.
  - b. Capacity analysis for the post development is needed to verify if the minimum fire flow requirements and velocity are met.
7. Sewer Capacity Analysis:
  - a. Additional analysis will be required as part of final engineering to design the proposed pump station.
  - b. Capacity analysis for the post development is needed to verify all pertinent parameters are met.
8. The Developer is responsible to acquire a 20-foot-wide utility easement from Wal-Mart to connect the proposed water main to the existing water main located on Wal-Mart property if needed.
9. The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.
10. 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. Show the proposed wastewater pump station site(s) as dedicated tract(s) sized per HCUD detail S-10 or S-15 (June 2023 version).
11. 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.