

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 11, 2024

APPLICANT: Cabot Fairway Homes

FILE NUMBER: 1469161

PURPOSE: Conditional Plat Approval for Cabot Fairway Homes

GENERAL LOCATION: Northeast side of Ponce De Leon Boulevard (US Highway 98), approximately 2200' southeast of its intersection with the Suncoast Parkway

PARCEL KEY NUMBER: 327337

The conditional plat for the Cabot Fairway Homes subdivision is for 47 resort residential units. It is located Northeast side of Ponce De Leon Boulevard (US Highway 98), approximately 2,200' southeast of its intersection with the Suncoast Parkway.

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 Cabot Fairway Homes 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.