

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 8, 2024

APPLICANT: Cabot Citrus OPCO, LLC

FILE NUMBER: 1475198

PURPOSE: Conditional Plat Approval Cabot Phase 1B Cottages

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 Phase 1B Cottages is for 44 resort residential units on approximately 17.3 +/- acres located at the 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.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Cabot Phase 1B Cottages 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.

