

STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 12, 2024

APPLICANT: Canopy Subdivision

FILE NUMBER: 1460026

PURPOSE: Conditional Plat Approval for Canopy Subdivision

GENERAL LOCATION: Northern Terminus of Outer Banks Drive and West of US Highway 19

PARCEL KEY NUMBER: 1144915, 1144924, 1631014, 1631023, 1631032

The conditional plat for the Canopy subdivision is for 778 residential lots. It is located at the northern terminus of Outer Banks Drive and West of US Highway 19.

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