STAFF REPORT

HEARINGS:	Planning & Zoning Commission: February 13, 2023
APPLICANT:	Ridge Manor Project LLC
FILE NUMBER:	1445637
PURPOSE:	Conditional Plat Approval for Olancha Road
GENERAL LOCATION:	North side of Cortez Boulevard, approximately 300' west of Olancha Rd
PARCEL KEY NUMBER:	394399

The conditional plat for the Olancha Subdivision is for two hundred twenty-seven (227) single family residential lots on approximately 80 +/- acres of undeveloped land, located north of and adjacent to Cortez Boulevard, south of and adjacent to Ridge Manor Boulevard and west of and adjacent to Olancha Rd.

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 Olancha 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.

5.   The petitioner shall add a note to the conditional plat that the Special Protection Areas on the site have been eliminated over time due the borrow pit located on site; therefore, the boundaries for the Special Protection Areas shall not be required to be shown on the Conditional Plat. The borrow pit shall be mitigated for during the development process.