

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 8, 2022

APPLICANT: Panther I, LLC

FILE NUMBER: 1436706

PURPOSE: Conditional Plat approval for Bromley Ave

GENERAL

LOCATION: South of Bromley Avenue, east and south of Eddington Road and North of Springwood Road in Section 9, Township 23 South, Range 18E, Hernando County Florida.

PARCEL KEY

NUMBER: 767307

The conditional plat for the Bromley Ave Subdivision is for eleven (11) single family residential lots on approximately 6.9 acres is located and south of Bromley Avenue, east and south of Eddington Rd and North of Springwood Road in section 9, Township 23 South, Range 18E, Hernando County Florida.

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 Bromley Avenue 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. Gopher tortoise burrow surveys are to be conducted as individual lots develop. If stormwater infrastructure improvements are required during subdivision development, then a burrow survey is required for the improvements. Burrow surveys shall be conducted by a qualified professional prior to clearing or development activities. FWC permits are required for burrows that cannot be avoided during residential development (notes to be added to construction drawings). 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. Retention of large native trees and stands should be maintained to the extent possible.
5. The developer shall provide new residential property owners with Florida-Friendly Landscaping™ Program materials and encourage use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use shall be included. Educational materials are available through the Hernando County Utilities Department.
6. Invasive plant species shall be removed during the development process.