

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: July 10, 2023

**APPLICANT:** Meritage Homes of Florida INC

**FILE NUMBER:** 1448356

**PURPOSE:** Conditional Plat Approval for Leyland Preserve  
**GENERAL**

**LOCATION:** North side of Wiscon Road, approximately 1600' east of Quarterhorse Lane

**PARCEL KEY**  
**NUMBER:** 1212440,360488 and 748739

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The conditional plat for the Leyland Preserve subdivision is for One hundred thirty-six (136) single family residential lots on approximately 42.8 +/- acres of undeveloped land, located on the north side of Wiscon Road, approximately 1600' east of Quarterhorse Lane.

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 Whiting Estates 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. 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 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.