

STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 8, 2025

APPLICANT: DRB Group

FILE NUMBER: 1502177

PURPOSE: Conditional Plat Approval for Suncoast Pines

GENERAL LOCATION: West side of Anderson Snow Road, approximately 1,300' north of its intersection with Whiting Drive; at the northern terminus of Tierra Drive

PARCEL KEY NUMBER: 378308, 378228

The conditional plat for Suncoast Pines is for 62 lots within a PDP (SF)/ Planned Development Project (Single Family) subdivision. It is located on the West side of Anderson Snow Road, approximately 1,300' north of its intersection with Whiting Drive; at the northern terminus of Tierra Drive.

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A Certificate of Concurrence has been issued for the conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Suncoast Pines 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 developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development (Ordinance Sec. 26-71 thru Sec. 26-73).
6. The developer shall either install the proposed utility systems within dedicated county road right of ways or within a non-exclusive utility easement over the roadway tract if the roads

will be privately maintained. Show the proposed wastewater pump station site(s) as dedicated tract(s) sized per HCUD detail #S-10 or #S-15 (June 2023 version).

7. The Developer shall make the following modifications to the Utility Capacity Analysis and resubmit at the time of construction drawings:
 - **Water:** Further analysis using HCUD's model with proposed elevations, once determined, and final hydrant locations added to the model will be required as part of the construction drawings capacity analysis submittal.
 - **Wastewater:** Additional analysis will be required as part of final engineering to design the proposed pump station. The pump station shown in the lift station capacity analysis does not meet HCUD specifications. Revise the pump station design as necessary prior to submitting the construction drawings capacity analysis submittal.
8. Water and sewer services cannot be installed along side lot lines that have adjacent holiday parking spaces, since there is no room between the sidewalk and property line for water meter boxes or sewer clean outs. HCUD recommends routing water mains on the opposite side of roadway segments that have holiday parking spaces or a mail kiosk. The petitioner shall modify the locations of the water mains and note these location changes on the construction drawings.
9. The petitioner shall revise the pump station tract to meet HCUD detail #S-10 (exceeds 60-foot depth).