

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 13, 2023

APPLICANT: Hawk Lake Hideaway LLC

FILE NUMBER: 1445908

PURPOSE: Conditional Plat Approval for Lake Hideaway Pod C

GENERAL

LOCATION: North of Star Road, south of Hexam Road, east of Commercial Way (US19)

PARCEL KEY

NUMBER: 344577 & 344540

The conditional plat for the Lake Hideaway Pod C subdivision is for Two hundred eighty-two (282) single family residential lots on approximately 896 +/- acres of undeveloped land, located north of Star Road, south of Hexam Road, east of Commercial Way (US 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 Lake Hideaway Pod C 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 must remove the DRA label that was left near the southeast corner in the 50-foot vegetated perimeter buffer on the revised conditional plat.