

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 11, 2024

APPLICANT: Pastore Custom Builders

FILE NUMBER: 1437186

PURPOSE: Conditional Plat Approval for Little Farms

GENERAL

LOCATION: Approximately 0.7 miles from Spring Hill Drive and Linden intersection

PARCEL KEY

NUMBER: 417383

The conditional plat for the Little Farms subdivision is for 15 residential lots. It is located approximately 0.7 miles from the Spring Hill drive and Linden intersection.

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 Little Farms 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 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.
3. A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional and submitted with the Construction Drawing application. The petitioner is required to comply with all applicable FWC regulations and permitting.
4. 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.