

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 8, 2024

APPLICANT: Panther 1, LLC

FILE NUMBER: 1431083

PURPOSE: Conditional Plat Approval for Sunday Road

GENERAL

LOCATION: Bounded by Dorset Road, Sardinia Avenue, and Sunday Road

PARCEL KEY

NUMBER: 433864

The conditional plat for the Sunday Road subdivision is for 20 Single Family Homes. It is Bounded by Dorset Road, Sardinia Avenue, and Sunday Road.

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:

1. It is recommended that the Planning and Zoning Commission approve the conditional plat of the Glen Lakes Commons subdivision with the following performance conditions:
2. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
3. 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.
4. All performance conditions established in zoning case H-21-17 shall be completed according to the approved plans prior to the release of the performance bond.
5. A burrow survey and FWC permit are required prior to tortoise relocation and site clearing/alteration. A limited site clearing permit for tortoise relocating can be obtained from Zoning. Eastern Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.
6. The developer must conform to all Hernando County Facility Design Guidelines