

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 12, 2022

APPLICANT: Lennar Homes LLC

FILE NUMBER: 1436721

PURPOSE: Conditional Plat Approval for Arbor Meadows

GENERAL

LOCATION: North of Linden Drive, west of Lema Drive, east of Augustine Road, and south of Conway Street

PARCEL KEY

NUMBER: 377782

The conditional plat for the Arbor Meadows Subdivision is for one hundred fifty-three (153) single family residential lots on approximately 40.5 acres of a Spring Hill infill parcel located north of Linden Drive, west of Lema Drive, east of Augustine Road and south of Conway Street.

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 Arbor Meadows 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.