

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 13, 2023

APPLICANT: Pulte Group

FILE NUMBER: 1451423

PURPOSE: Conditional Plat Approval for Valleybrook Subdivision

GENERAL

LOCATION: South side of Powell Road, approximately 1,600' west of California Street

PARCEL KEY

NUMBER: 377498

The conditional plat for the Valleybrook Subdivision is for sixty-six (66) single family residential lots on approximately 19.47 +/- acres of undeveloped land, located south side of Powell Road, approximately 1,600' west of California St. west of and adjacent to California Street. The conditional plat has been reviewed by various County agencies and found to be consistent with County standards.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Valleybrook 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. A certificate of concurrency has been issued by the planning department for all public facilities except schools. A finding of available capacity or a proportionate share mitigation agreement must be received prior to the approval of the construction drawings for the subject site.