

STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 12, 2025

APPLICANT: Northwest Land LLC

FILE NUMBER: 1490027

PURPOSE: Conditional Plat Approval for Emerald Creek Phase 2

GENERAL LOCATION: Southeast Corner of Commercial Way and Centralia Road

PARCEL KEY NUMBER: 940389, 1128782, 940398

The conditional plat for the Emerald Creek Phase 2 subdivision is for 352 Single Family Homes. It is located at the southeast corner of Commercial Way and Centralia 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:

It is recommended that the Planning and Zoning Commission approve the conditional plat for the Emerald Creek Phase 2 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 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. Eastern Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.
4. The developer must conform to all Hernando County Facility Design Guidelines