

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 10, 2025

APPLICANT: Scott & Sons Properties, LLC

FILE NUMBER: 1468310

PURPOSE: Conditional Plat Approval for Scott & Sons Subdivision
GENERAL

LOCATION: West side of Ponce De Leon Boulevard, approximately 450' north of Denny Drive

PARCEL KEY
NUMBER: 351470

The conditional plat for the Scott & Sons Subdivision is for 7 residential lots. It is located on the west side of Ponce De Leon Boulevard, approximately 450' north of Denny Drive. 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 Canopy 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. 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.
4. The developer must conform to all Hernando County Facility Design Guidelines.

5. The water and sewer utilities shown are not part of the conditional plat review. The utilities will not be reviewed during this review and will be reviewed during the construction drawing process.