

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 10, 2023

APPLICANT: Oak Development Group, LLC

FILE NUMBER: 1436723

PURPOSE: Conditional Plat Approval Pine Cone Conditional Plat
GENERAL

LOCATION: Northern terminus of Winter Pine Avenue and eastern terminus of Evergreen Avenue

PARCEL KEY

NUMBER: 344648

The conditional plat for the Pine Cone subdivision is for Two hundred fifteen (215) single family residential lots on approximately 60.825 +/- acres of undeveloped land, located north of Winter Pine Avenue, and east of Evergreen Avenue.

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 Whiting Estates 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. 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 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.