

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 13, 2023

APPLICANT: Pulte Group

FILE NUMBER: 1447019

PURPOSE: Conditional Plat Approval Caldera at Sterling Hill

GENERAL LOCATION: Southern terminus of Sterling Hill Boulevard

PARCEL KEY NUMBER: 377611

The conditional plat for the Caldera at Sterling Hill subdivision is for eight hundred fourteen (814) single family residential lots on approximately 253.8 +/- acres of undeveloped land, located at the southern terminus of Sterling Hill Boulevard.

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 Caldera at Sterling Hill 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. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design guidelines shall be conducted for all drainage retention ponds within the project.