

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: February 13, 2023

**APPLICANT:** Bengé Development Corporation

**FILE NUMBER:** 1422384

**PURPOSE:** Conditional Plat Approval for Oak Hill Villas

**GENERAL LOCATION:** North of Northcliffe Boulevard, east of Deltona Boulevard, and west of Keyville Avenue.

**PARCEL KEY NUMBER:** 320129

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The conditional plat for the Oak Hill Villas Subdivision is for Ninety-one (91) single family residential lots on approximately 30.75 acres of the Oak Hill Golf Course located on the north side of Northcliffe Boulevard, east of Deltona Boulevard, and west of Keyville 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 Oak Hill Villas 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.