

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 11, 2023

APPLICANT: Stein Investment Group

FILE NUMBER: 1454572

PURPOSE: Conditional Plat Approval of The Space Shop

GENERAL

LOCATION: North side of County Line Road, approximately 975' east of Springtime Street

PARCEL KEY

NUMBER: 190313, 190322

The conditional plat for The Space Shop subdivision is for 4 commercial outparcels on approximately 13.4 +/- acres of undeveloped land, located north side of Countyline Road approximately 975' east of Spring Time Street.

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 Space Shop 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.