

STAFF REPORT

Planning & Zoning Commission: July 14, 2003

APPLICANT: Ralph Glover **FILE NUMBER:** P-03-10(C)

PURPOSE: Conditional Plat Approval for Orchard Park III

GENERAL

LOCATION: Approximately 700' north of Hoover Street, approximately 550' south of Sleepy Willow Court, and approximately 2,200' west of Linden Drive

LEGAL

DESCRIPTION: A portion of Section 24, Township 23 South, Range 17 East, Hernando County, FL

ZONING: PDP(SF)

FILE STATUS: All legal obligations have been completed.

LETTERS: FOR:0 AGAINST:0

The applicant is requesting conditional plat approval for Orchard Park III. This tract is located approximately 700' north of Hoover Street, approximately 550' south of Sleepy Willow Court, and approximately 2,200' west of Linden Drive and consists of 54 single family units on 41.21 acres that is to be developed in two phases (28 lots in phase 1 and 26 lots in phase 2). This development had previously received conditional plat approval on April 9, 2001 under the name of Cul-de-sacs of Spring Hill. The applicant has submitted the same conditional plat, since there were no further approvals obtained in the subdivision process within the two (2) years of approval.

The proposed roads within the project will be publicly owned and maintained. The plan submitted indicates access to the development via Horizon Drive and Bedford Road from the south, Stephanie Drive from the north, and Deer Street from the east. The petitioner is proposing an access to the adjacent undeveloped parcel to the west by providing the northern most road to end at the west boundary of this project.

The proposed tract will utilize central water provided by Florida Water Services. This area serviced by Florida Water Services will require Department of Environmental Protection (DEP) approval prior to construction. The sewer system will be provided by individual septic tanks that will serve each lot (21,500 sq. ft. min.). The conditional plat indicates that eight septic tanks (one on each lot), will be located within the Well Head Protection Area (WHPA 1) of 8.12 acres. This complies with the maximum density allowed within the WHPA 1 area of one septic tank per acre. The residential lots that are partially located within the WHPA 1, will locate their individual septic system out of the WHPA 1.

The proposed conditional plat indicates the drainage retention area (DRA) will be located within the eastern and western portions of the project. Records indicate that Florida Power has an easement along the western boundary; however, the petitioner is the property owner.

The conditional plat has been reviewed by the various County agencies and found to be consistent with County standards.

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Orchard Park III subject to:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. Prior to construction drawing approval, the petitioner shall supply proof that the portion of the Drainage Retention Area (DRA), is allowable in the Florida Power easement.
3. Individual site evaluations must be performed on each lot prior to the Health Department issuing on-site sewage treatment and disposal system (septic tank) construction permits.
4. The petitioner shall conduct a geophysical study to detect the existence of sinkholes and potential of sinkholes within the drainage areas. This information shall be used to develop drainage features for the project.

P&Z ACTION:

The Planning and Zoning Commission voted 5-0 to approve the conditional plat of Orchard Park Unit 3 with the following unmodified performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. Prior to construction drawing approval, the petitioner shall supply proof that the portion of the Drainage Retention Area (DRA), is allowable in the Florida Power easement.
3. Individual site evaluations must be performed on each lot prior to the Health Department issuing on-site sewage treatment and disposal system (septic tank) construction permits.
4. The petitioner shall conduct a geophysical study to detect the existence of sinkholes and potential of sinkholes within the drainage areas. This information shall be used to develop

drainage features for the project.