

STAFF REPORT

Planning & Zoning Commission: August 11, 2003
Planning & Zoning Commission: December 8, 2003

APPLICANT: Christopher D. Shemwell **FILE NUMBER:** P-03-12C

PURPOSE: Conditional Plat approval for Shemwell Estates

GENERAL

LOCATION: East end of Chalk Farm Road, south end of Hyde Park Way, and at the west end of Padron Boulevard

LEGAL

DESCRIPTION: A portion of Section 32, Township 23 South, Range 18 East, Hernando County, FL

FILE STATUS: All legal obligations have been completed.

CITIZEN RESPONSE: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Shemwell Estates. This tract is located at the east end of Chalk Farm Road, the south end of Hyde Park Way, and at the west end of Padron Boulevard. The development consists of 7 single-family lots (each over one acre) on 20 acres.

The roads within the development will be private. The applicant has proposed a gated community by installing an entrance gate within the entrance road connecting to Padron Boulevard. The developer will have to address within the subdivision construction drawings the following issues to receive approval the gate installation: turn around area, separation from the public street, and meeting all applicable Hernando County Facility Design Guidelines.

The applicant had originally proposed utilizing individual well and septic systems for their water and sewer service. On September 10, 2003, the Board of County Commissioners approved the rezoning with a condition that the development be served by central water; therefore, the developer must provide central water service for this subdivision.

Since the applicant has chosen not to provide a land clearing plan (tree survey) during the conditional plat review phase, the applicant may proceed at his own risk designing the construction drawings for county approval in accordance with the approved conditional plat. The applicant will be required to provide the land clearing plan during the construction drawing review phase, showing the location of any existing specimen and/or majestic trees that are proposed for removal or to be saved. If substantial modifications of the construction drawings are required that make substantial modifications to the approved conditional plat, the applicant will be required to reapply for conditional plat approval prior to the approval of the land clearing plan.

PRIOR HISTORY:

On August 11, 2003, staff indicated to the Planning and Zoning Commission that there were conditional plat issues that needed to be addressed by the applicant prior to the staff making a recommendation to the P&Z. Since these issues have been addressed, the Planning Department has scheduled this conditional plat for the December 8, 2003, Planning and Zoning Commission meeting.

The staff has reviewed the conditional plat with the various county agencies and found the plat to be consistent with County standards with conditions.

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat for Shemwell Estates with the following conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The developer shall meet the Hernando County Facility Design Guidelines.
3. The developer shall enter into a water agreement with the Hernando County Utility Department prior to construction drawing approval.
4. The Developer must address the following issues of the proposed entrance gate installation during the construction drawing review process: turn around area, separation from the public street, and meeting all applicable Hernando County Facility Design Guidelines.
5. Provide easement locations and types on the conditional plat.
6. The applicant shall conduct geophysical/geotechnical subsurface surveys within any proposed drainage retention areas. Results shall be reported to Planning staff and used in the design layout of the project.
7. The proposed landscape area shall be designated as a landscape tract or remove from the conditional plat.
8. The applicant must submit the revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice. If not, the conditional plat will become null and void.

P&Z ACTION:

The Planning and Zoning Commission voted 5-0 to approve the conditional plat of Shemwell Estates subject to the following unmodified conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The developer shall meet the Hernando County Facility Design Guidelines.
3. The developer shall enter into a water agreement with the Hernando County Utility Department prior to construction drawing approval.
4. The Developer must address the following issues of the proposed entrance gate installation during the construction drawing review process: turn around area, separation from the public street, and meeting all applicable Hernando County Facility Design Guidelines.
5. Provide easement locations and types on the conditional plat.
6. The applicant shall conduct geophysical/geotechnical subsurface surveys within any proposed drainage retention areas. Results shall be reported to Planning staff and used in the design layout of the project.
7. The proposed landscape area shall be designated as a landscape tract or remove from the conditional plat.
8. The applicant must submit the revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice. If not, the conditional plat will become null and void.