

**STAFF REPORT**

Planning & Zoning Commission: November 10, 2003

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**APPLICANT:** TBF Enterprises **FILE NUMBER:** P-03-21(C)

**PURPOSE:** Conditional Plat approval for Woodland Waters Phase 6

**GENERAL**

**LOCATION:** East end of Woodland Waters Boulevard, north end of Quivira Road, north side of Star Road

**LEGAL**

**DESCRIPTION:** A portion of Sections 17 and 18, Township 22 South, Range 18 East, Hernando County, FL

**ZONING:** PDP(SF) and AG

**FILE STATUS:** All legal obligations have been completed.

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**LETTERS:** FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Woodland Waters Phase 6. This development is located at the east end of Woodland Waters Boulevard, north end of Quivira Road, and the north side of Star Road. The development consists of 76 single family lots on 87 acres.

The roads within the project will be public. The applicant has provided future road access connections to the north and east. A future collector road is planned to run north /south adjoining the eastern boundary of this development.

Adjacent phases of Woodland Waters and surrounding properties have had significant karst activity during development (ie, fracture trace and active sinkholes); therefore, the staff recommends that geophysical/geotechnical subsurface surveys be conducted within any proposed drainage retention areas. If any sinkholes are present or form during development of the project, they shall be properly abandoned in accordance with SWFWMD regulations or delineated on all future plats, plans or construction drawings.

The proposed development will utilize central water from Hernando County Utility Department. Sewer service will be provided by individual septic systems. Water is available from the County. The developer has not obtained the water agreement with the County.

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

**STAFF RECOMMENDATION:**

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Woodland Waters Phase 6 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 shall meet Hernando County Facility Design Guidelines.
3. Prior to construction plan approval, the Developer must obtain a Water Agreement with Hernando County Utility Department.
4. The developer shall provide additional road right-of-way as determined by the County Engineer for the future collector road adjoining the eastern boundary of this development.
5. The developer shall provide 30' additional road right-of-way along the northern portion of Star Road adjoining the southern portion of the development.
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 developer 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 4-0 to approve the conditional plat of Woodland Waters Phase 6 subject to the following modified 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 Hernando County Facility Design Guidelines.
3. Prior to construction plan approval, the Developer must obtain a Water Agreement with Hernando County Utility Department.
4. The developer and County shall meet prior to the BCC meeting to determine additional road right-of-way for the future collector road.

5. The developer shall provide 30' additional road right-of-way along the northern portion of Star Road adjoining the southern portion of the development.
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 developer 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.