

STAFF REPORT

Planning & Zoning Commission: May 10, 2004

APPLICANT: Christopher D. Shemwell **FILE NUMBER:** P-04-09(C)

PURPOSE: Conditional Plat approval for Shemwell Estates

GENERAL

LOCATION: Approximately 1 mile east of Mariner Boulevard and approximately ½ mile north of County Line Road

LEGAL

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

ZONING: CPDP

FILE STATUS: All legal obligations have been completed.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Shemwell Estates. This development is located approximately 1 mile east of Mariner Boulevard approximately ½ mile north of County Line Road. The project consists of 9 residential lots for single family use on 20 acres. On December 8, 2003, the Planning and Zoning Commission had approved a conditional plat on this site for seven lots.

The roads within the project 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 the following issues within the subdivision construction drawings to receive approval of 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 systems on each lot for water service. On September 10, 2003, the Board of County Commissioners approved the rezoning of this site with a condition that the development be served by central water. Hernando County Utilities Department has indicated that central water service is available for this development. Sewer service will be provided by individual septic system on each lot.

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

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Shemwell Estates subject to:

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 shall install a central water system.
5. 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.
6. The Developer extending the 10' utility easement across lot 1 on the conditional plat.
7. 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.
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 3-2 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 shall install a central water system.

5. 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.
6. The Developer extending the 10' utility easement across lot 1 on the conditional plat.
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