

STAFF REPORT

Planning & Zoning Commission: July 9, 2007

APPLICANT: Shady Oaks North, LLC **FILE NUMBER:** P-05-17(C)

PURPOSE: Conditional Plat approval for Shady Oaks North

GENERAL LOCATION: Approximately 1.3 miles south of SR 50, lying on the east side of US 301

LEGAL DESCRIPTION: A portion of Section 13 & 14, Township 23 South, Range 21 East, Hernando County, FL

ZONING: PDP(MH)

FILE STATUS: All requirements have been completed.

Citizen correspondence received as of the date of this report? Yes No

The applicant is requesting conditional plat approval for Shady Oaks North. This development consists of 106 single family mobile home lots on 82.69 acres, located approximately 1.3 miles south of SR 50, lying on the east side of US 301.

The proposed roads within the project are public and will tie into the existing public roads in the adjacent development to the southwest.

The project will utilize central water, served by well and treatment facilities, located at the northeast corner of the project site. The developer has a water agreement with the County. Sewer service will be provided by individual septic system on each residential lot.

The Well Head Protection Area 2 (WHPA 2) shall be shown as a two-year fixed radius of 720 feet on all future plans. Furthermore, it shall be noted that the WHPA 2 also extends approximately 1,300 feet to the southeast.

The on-site soil type is Candler fine sand. Candler fine sand provides a habitat suitable for gopher tortoises and other listed sandhill and scrub species. In addition to gopher tortoises, additional listed species possibly present on this property could included: southeastern American kestrel, Florida burrowing owl, Florida mouse, red-cockaded woodpecker, gopher frog, eastern indigo snake, short tailed snake, Florida pine snake, and Sherman's fox squirrel. The petitioner is required to comply with all applicable Florida Fish and Wildlife Conservation Commission (FWC) regulations.

The conditional plat has been reviewed by the Planning Department and found to be consistent with the approved master plan and zoning conditions.

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

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of Shady Oaks North 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 applicant must conform to Hernando County Facility Design Guidelines.
3. The applicant shall indicate on the conditional plat the following:
 - a) The 50' buffer (around the perimeter of the well site) shall be 80% opacity, preserving the existing natural vegetation within the 50' buffer, enhancing it if necessary to maintain the 80% opacity.
 - b) The location of the tree lined roadway (10' in width).
4. The developer shall provide the subsurface geotechnical study of the well site to the Planning Department prior to construction drawing approval of the subdivision or drilling of the well, which ever occurs first.
5. The applicant shall confirm all properties within a 500' radius of the SPA (including off site) that septic tank densities do not exceed one unit per acre.
6. The developer shall provide at the time of construction drawing review, proof that calculated septic locations for specific lots associated with the SPA's and the WHPA are in compliance with State of Florida Department of Health Chapter 64E-6, Florida Administrative Code.
7. The developer shall conduct, and provide to the Planning Department a comprehensive wildlife survey in order to identify any listed species present on the property. The petitioner is required to comply with all applicable Florida Fish and Wildlife Conservation Commission (FWC) regulations. In addition, a copy of all applicable permits shall be provided.
8. The applicant must submit a revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice. The final revised conditional plat must be submitted to the Planning Department no later than the end of the 5th month proceeding Planning and Zoning Commission approval. Staff approval of the revised conditional plat must occur within 6 months from receiving the approval notice. If not, the conditional plat will become null and void.

