

STAFF REPORT

Planning & Zoning Commission: September 11, 2006

APPLICANT: Ladd Development, LLC **FILE NUMBER:** P-05-14(C)

PURPOSE: Conditional Plat approval for Captiva Estates

GENERAL

LOCATION: Approximately 600' east of Linden Drive, lying north side of County Line Road

LEGAL

DESCRIPTION: A portion of Section 33 , Township 23 South, Range 18 East, Hernando County, FL

ZONING: PDP(SF)

FILE STATUS: All requirements have been completed.

CITIZEN CORRESPONDENCE: YES NO

The applicant is requesting conditional plat approval for Captiva Estates. This development consists of 102 single family lots on 31.6 acres located approximately 600' east of Linden Drive, lying north side of County Line Road.

The proposed roads within the project are to be private and gated if appropriate. The applicant has proposed a service road along the east side of the main entrance road to serve the eastern 15 lots of the development. The internal roads will connect to adjoining properties to the north, east and west.

The project will utilize central water and sewer systems served by Hernando County.

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 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 Captiva Estates 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 must show on the conditional plat the following:
 - a) the proposed sidewalks to be a minimum 2.5' from the road right-of-way line to provide adequate room for the installation of water meters,
 - b) current zoning district on the conditional plat PDP(SF),
 - c) sidewalks within the typical cross section must be 5' wide.
4. Prior to construction drawing approval the developer shall enter into a development agreement with the County to pay their proportionate share to mitigate impacts to County Line Road.
5. 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 at 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.