

STAFF REPORT

Planning & Zoning Commission: August 14, 2006

APPLICANT: Precision Land Development **FILE NUMBER:** P-06-17(C)

PURPOSE: Conditional Plat approval for Precision Land Development Subdivision

GENERAL

LOCATION: At the west end of Deer Street and at the south end of Running Oak Court

LEGAL

DESCRIPTION: A portion of Section 24, Township 23 South, Range 17 East, Hernando County, FL

ZONING: PDP(SF)

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 Precision Land Development Subdivision. This development consists of 18 single family half-acre minimum sized lots on approximately 18.5 acres located at the west end of Deer Street and at the south end of Running Oak Court.

The proposed roads within the project are public. The BCC required connection to Running Oak Court, Deer Street and a connection to the south as conditions of the rezoning of the property. The petitioners have provided the required connections. County Engineering has commented that the roads currently don't meet the minimum radius for a thirty mph design speed. As a condition of approval the plat must meet the facilities design guidelines which will require reconfiguration in conformance with the design standard.

The project will utilize central water by Hernando County and individual septic systems approved by the Health Department.

There is a special protection area (SPA) and associated class 1 water body in the center of the proposed development. A density greater than one unit per acre is prohibited within the 500' SPA buffer when central sanitary sewer is not provided. The calculated septic density for this SPA is 18, therefore, 18 lots are proposed. The discharge of untreated stormwater is also prohibited to karst features. The drainage design takes this into account including a berm and swale at the top of bank surrounding the feature that drains to a drainage retention area (DRA) prior to any discharge to the feature.

The County's LDRs encourage Florida Friendly Design and the County's Comprehensive Plan requires development to adhere to green industries best management practices and distribution of

Florida Yards & Neighborhoods (FYN) education to individual lot owners. This can be accomplished through coordination with the County's Extension Office.

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 include: 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 Precision Land Development Subdivision 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 number of lots shall not exceed 18 based on the septic density allowed within the SPA.
4. The applicant shall show on the conditional plat the 5' vegetated buffer along the eastern boundary of the project site.
5. The applicant shall provide on the conditional plat usable open space consistent with the LDRs.
6. The applicant shall provide on the conditional plat a typical roadway cross section detail.
7. The applicant must submit a revised conditional plat reflecting conformity with the approval conditions 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.