

STAFF REPORT

Planning & Zoning Commission: August 14, 2006

APPLICANT: Centerwood Investment Property, LLC **FILE NUMBER:** P-06-18(C)

PURPOSE: Conditional Plat approval for Sweetbay Cove Subdivision

GENERAL

LOCATION: Approximately 4500' east of US19, lying north of Centerwood Avenue

LEGAL

DESCRIPTION: A portion of Section 15, Township 23 South, Range 17 East, Hernando County, FL

ZONING: R1A

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 Sweetbay Cove subdivision. This development consists of 20 single family lots on 5.05 acres located north of Centerwood Avenue approximately 4500' east of US 19.

The proposed road within the project is public. The applicant has requested a variance to allow the use of a cul-de-sac longer than 600 feet. The proposed subdivision consists of one entrance to Centerwood Avenue. The BCC's policy would require two entrances with the ability to consider a single entrance if connections are not feasible. There are no current stub outs to the parcel and it is surrounded by residential lots making interconnection not possible; therefore, staff does not object to the single entrance or the cul-de-sac length.

The project will utilize central water and sewer systems served by Hernando County. The developer will need to obtain a utility easement north of the project site to provide sewer service to the project site. This easement must be dedicated to the County prior to construction drawing approval.

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 Sweetbay Cove with a single access and a cul-de-sac length greater than 600' 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 provide a tree lined roadway in conformity with the LDRs.
4. The applicant shall provide a typical roadway cross section on the conditional plat meeting the facility design standards.
5. The applicant shall show on the conditional plat that the minimum lot width for lots 11 and 12 are at least 60' at the building line.
6. The applicant must submit a revised conditional plat to the Planning Department indicating conformance with the approved development conditions 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.