

STAFF REPORT

Planning & Zoning Commission: August 14, 2006

APPLICANT: Ladd Development **FILE NUMBER:** P-06-19(C)

PURPOSE: Conditional Plat approval for Hidden Hills

GENERAL

LOCATION: Approximately 1000' west of the intersection of County Line Road and Oak Chase Boulevard, lying ¼ mile north of County Line Road

LEGAL

DESCRIPTION: A portion of Section 34, Township 23 South, Range 18 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 Hidden Hills. This development consists of 46 single family lots on 17.8 acres located approximately 1000' west of the intersection of County Line Road and Oak Chase Boulevard, lying ¼ mile north of County Line Road.

The proposed road within the project is proposed to be public. The project has a loop road with one entrance to existing Sparks Road which will have to be upgraded to County Standards. Based upon existing surrounding development there are no possibilities for interconnection or additional entrances to the subdivision.

The project proposes to 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 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 Hidden Hills 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 a 25' setback along the southern boundary line west of Sparks Road.
4. Prior to construction drawing approval the developer shall enter into 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.