

STAFF REPORT

Planning & Zoning Commission: December 11, 2006

APPLICANT: Marion City Investment Corporation **FILE NUMBER:** P-06-30(C)

PURPOSE: Conditional Plat approval for Chastain

GENERAL

LOCATION: Approximately 600' east of Griffin Road, on the south side of SR 50

LEGAL

DESCRIPTION: A portion of Section 25 & 36, Township 22 South, Range 19 East, Hernando County, FL

ZONING: CPDP

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 Chastain. This development consists of 52 lots (49 single family with a minimum lot size of 45,000 sq. ft. and 3 commercial lots) on 114.4 acres located approximately 600' east of Griffin Road on the south side of SR 50.

The proposed entrance and reverse frontage roads within the northern portion of the project are public. The roads within the single-family area are proposed as private with security gates at both entrances.

The project will utilize central water and sewer systems served by the City of Brooksville for the commercial lots. Individual well and septic systems as proposed for service to each single-family lot.

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.

According to the county data resources there is a potential wading bird rookery adjacent to the eastern portion of the site. The applicant must coordinate with the Fish and Wildlife Conservation regarding any listed species on site.

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 Chastain 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 show the proposed road right-of-way width of the eastern entrance road from SR 50 to the frontage road on the conditional plat.
4. The tree lined roadway shall be provided along Road "C", instead of Road "D" as shown on the conditional plat.
5. The developer shall provide opaque fencing (6' in height) along the western boundary of the project south from SR 50 to the frontage road.
6. The applicant shall clarify the reference to note #3 regarding general notes for lots contained in the Lot Building Setbacks.
7. 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.