

STAFF REPORT

Planning & Zoning Commission: March 12, 2007

APPLICANT: Hernando Developers, LLC **FILE NUMBER:** P-07-01 (C)

PURPOSE: Conditional Plat approval for Sterling Hills Phase 3 Unit 2 & Phase 4

GENERAL

LOCATION: Lying at the southern end of Sterling Hill Boulevard, approximately 1 mile south of Elgin Boulevard

LEGAL

DESCRIPTION: A portion of Section 16, Township 23 South, Range 19 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 Sterling Hills Phase 3 Unit 2 & Phase 4. This development consists of 233 residential lots (164 villa lots and 69 single family lots) on 65.68 acres located at the southern end of Sterling Hill Boulevard, approximately 1 mile south of Elgin Boulevard.

The proposed roads within the project are private, with the exception of the extension of Sterling Hill Boulevard, which will be public. The applicant is providing a 50' access reservation strip from Sterling Hill Boulevard east to an undeveloped 20 acre parcel lying north of the subject development.

The project will utilize central water and sewer systems served by Hernando County. Hernando County Utilities Department has indicated that sewer is expected to be available in mid 2007.

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 Planning Department and found to be consistent with the approved master plan and zoning conditions, and 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 Sterling Hills Phase 3 Unit 2 & Phase 4 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 following on the conditional plat:
 - a) a 35' buffer along the east boundary of phase 3 unit 2,
 - b) relocate the western 5' buffer within the project site,
 - c) Drainage Right-of-Way for all DRAs not adjacent to County rights-of-way shall be 30' in width.
4. The applicant shall revise the cul-de-sac design that will provide access for lots 30 through 40 block 46, to revise the landscape island in accordance with the requirements of the County Engineer.
5. The applicant shall provide a minimum of 90' road of right-of-way for entrance ways.
6. The applicant shall provide a note stating the roadway typical cross section will meet current Hernando County Facility Design Guidelines for all applicable roadways.
7. The applicant shall provide a cashier's check for \$230,718.00 (within ten working days after the P&Z approval of the conditional plat) to the County, as a mitigation fee for the improvement of Elgin Boulevard as approved in a Developer's Agreement by the BCC on March 15, 2006.
8. Prior to construction drawing approval the applicant shall provide a wildlife survey prepared by a qualified professional (wildlife biologist or equivalent); furthermore, copies of any required permits shall also be provided.
9. 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.