

STAFF REPORT

Planning & Zoning Commission: December 11, 2006

Local Planning Agency: January 10, 2007

Board of County Commissioners: January 10, 2007

APPLICANT: Florida Fine Homes, LLC **FILE NUMBER:** CPAM-07-05

PURPOSE: Comprehensive Plan Amendment to amend the Future Land Use Map by designating the parcel as Rural Infill Overlay

GENERAL

LOCATION: North of Greenwood Street and East of Evergreen Avenue

LEGAL

DESCRIPTION: A portion of Section 20, Township 22 South, Range 18 East, Hernando County, FL

FILE STATUS: All requirements necessary to conduct the public hearing have been satisfied.

Citizen correspondence received as of the date of this report? Yes No

STAFF FINDINGS:

In conjunction with application CPAM 07-04, Florida Fine Homes, LLC has submitted a companion application to amend the County’s Future Land Use Map to create a Rural Infill Overlay designation for a 40 acre parcel of property lying north of Greenwood Street and east of Evergreen Avenue. The parcel is generally located west of Weeping Willow Street approximately one quarter of a mile north of the northern boundary of the High Point Subdivision. The parcel is in the Rural Future Land Use Category and is not within an area to meet the 1,320' Rural / Residential exception.

The aforementioned CPAM 07-04 establishes policies and a method by which parcels not exceeding 40 acres and bounded on at least two sides by platted lots may seek an infill overlay designation to allow densities greater than that allowed in a Rural Category. This application, CPAM 07-05 has been filed to meet the intent of the infill designation. Both applications are being processed simultaneously as comprehensive plan amendments.

The applicant has submitted a plan to show how the parcel may be developed if the infill designation is granted. The plan indicates two points of connection to existing County roads. One is located at the southeast corner of the parcel at White Pine Avenue and the other is at the northwest corner of the parcel, connecting to Evergreen Avenue. A stub connection has been proposed at the northeast corner of the parcel and would connect to an existing vacant 20 acre parcel to the east. The development as shown with the application consists of 98 single family lots, with the typical lot being 10,000 square feet. The development of lots at this level will require the provision of central water and sanitary sewer to meet the County’s development standards.

One of the provisions of the proposed Policy 1.01B(16) in CPAM 07-04 is that the density approved for the parcel not exceed the density of the surrounding adjacent development. The Planning Staff has analyzed the lots directly adjacent to the parcel in the existing subdivisions to the south and west and have found that the average lot size in the adjacent area is 21,528 square feet. Based on this analysis, it is the position of the Planning Staff that the minimum lot size for the parcel be no less than 21,500 feet to meet the provisions of the aforementioned proposed Policy 1.01B(16). Based on the lot size limitation, it is estimated that the property would support approximately 60 lots, recognizing that the lot yield will vary based upon the amount of land necessary for roads and drainage.

One of the major issues to be addressed, as required by the Department of Community Affairs, when considering a Future Land Use Map Amendment to increase the intensity of use is the potential impacts on the major public facilities. Based on an estimate of 60 single family lots, it is anticipated that the proposed land use change would result in a demand of 21,000 gallons per day of potable water, 16,800 gallons per day of sanitary sewer service, generate approximately 60 weekday PM peak hour trips on the surrounding road network, and add approximately 20 public school age children to the school system.

The roads serving this area are local streets. Planning Staff has reviewed the availability of potable water and sanitary sewer service in the area and according to the GIS data base, the water lines in the area are 2" and 4" and may need to be upgraded to a larger size to accommodate the development. There are 8" sanitary sewer lines in the vicinity of the parcel. The minimum lot size of 21,500 would allow the use of septic systems with a central water system. Those permits would have to be secured through the Hernando County Health Department. As the item moves forward to the LPA / BCC for a transmittal hearing, the applicant needs to provide additional data and analysis about how the proposed land use change will be served by public facilities. The above is meant to provide a general discussion of impact and not to satisfy the data and analysis requirements for a Future Land Use Map change.

STAFF RECOMMENDATION:

The Planning Staff recommends that the Planning and Zoning Commission review and recommend approval to the Local Planning Agency and the Board of County Commissioners of the transmittal to the Department of Community Affairs of the proposed CPAM 07-05, amending the Future Land Use Map to designate the parcel with a Rural Infill Overlay District with the limitation that the lot size be no less than 21,500 square feet to correspond to the requirement contained in the proposed Policy 1.01B(16) contained in CPAM 07-04.

P & Z RECOMMENDATION:

LPA / BCC RECOMMENDATION:

P & Z RECOMMENDATION:

STAFF RECOMMENDATION: