

STAFF REPORT

Planning & Zoning Commission: August 13, 2007

APPLICANT: Glen Lakes Partnership **FILE NUMBER:** P-07-04(C)

PURPOSE: Conditional Plat approval for Glen Lakes Commercial

GENERAL

LOCATION: Approximately 300' north of Glen Lakes Boulevard, lying west of US 19

LEGAL

DESCRIPTION: A portion of Section 13, Township 22 South, Range 17 East, Hernando County, FL

ZONING: PDP(GHC), 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 Glen Lakes Commercial. This development consists of 7 commercial lots on 40.75 acres located approximately 300' north of Glen Lakes Boulevard, lying west of US 19.

The proposed roads within the project are public and the developer is required to pay their proportionate fair share of the future traffic signal at Glen Lakes Boulevard and US 19, and either of their other entrances.

The project will 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. Gopher tortoise now qualifies for reclassification from a species of special concern to threatened species status. In addition to gopher tortoises, other listed species possibly present on this property could include: southeastern American kestrel, Florida burrowing owl, Florida mouse, 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 subject property contains a Special Protection Area (SPA) as in a sink hole, or a karst feature. The following land uses are prohibited within a 500' buffer around the SPA: landscape improvements for golf courses, greens, tees and fairways; stormwater ponds receiving runoff from treated golf courses, discharge of untreated stormwater or regulated substances; and septic systems at a density greater than one unit per acre if central sewer is not provided. Based on the conditional

plat there does not appear to be any prohibited uses within the Spa buffer area. The developer will be required to demonstrate compliance with the Groundwater Protection Ordinance during the Construction Drawing Approval process.

The conditional plat has been reviewed by the various County agencies and found to be consistent with County standards and the approved master plan with conditions.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of Glen Lakes Commercial 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. Since there is the potential for gopher tortoises and other listed species to be present on-site, a Florida Fish and Wildlife Conservation Commission (FWC) permit may be required prior to site alterations. If permitting is required, the applicant/representative shall obtain a FWC permit at the time of submitting construction drawings. If a gopher tortoise relocation permit was approved for the site, an approved FWC relocation plan(s) will also be required.
4. The applicant shall show on proposed construction drawings and plats the 500' Ground Water Protection Ordinance buffer surrounding the Special Protection Area (SPA) feature and demonstrate during construction drawing approval compliance with the Groundwater protection Ordinance.