

STAFF REPORT

Planning & Zoning Commission: August 13, 2007

APPLICANT: Team Retail Spring Hill, LLC **FILE NUMBER:** P-07-06(C)

PURPOSE: Conditional Plat approval for Cortez Commons

GENERAL

LOCATION: Approximately 2000' west of Mariner Boulevard, lying south of SR 50

LEGAL

DESCRIPTION: A portion of Section 32, Township 22 South, Range 18 East, Hernando County, FL

ZONING: PDP(GC)

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 Cortez Commons. This development consists of 4 commercial lots on 17.47 acres located approximately 2000' west of Mariner Boulevard, lying south of SR 50.

The proposed road within the project is private and will connect to the existing frontage road to the east. The Traffic Impact Study provided by the project engineer is currently under review by the Engineering Department. Once the study is determined complete and acceptable by the county, the Developer will be required to enter into a proportionate fair share agreement with the County for traffic impacts on SR 50.

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

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of Cortez Commons 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 Traffic Impact Study must be approved by the Engineering Department prior to submitting construction drawings for the proposed project.
4. The developer shall enter into a proportionate fair share mitigation agreement with the County prior to Construction Drawing approval requiring the developer to pay their share of offsite transportation improvements to mitigate impacts associated with development of the project.
5. The developer shall obtain certificate of concurrency approval prior to construction drawing approval.
6. The applicant shall indicate the following on the conditional plat:
 - a) All right-of-way widths and radii,
 - b) All offsite improvements,
 - c) The driveways on lots 3 and 1 are to be aligned,
 - d) The driveways for lots 2 & 3 shall be a common shared driveway.
7. 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.
8. 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.