

STAFF REPORT

Planning & Zoning Commission: December 10, 2007

APPLICANT: Janis Moore Tucker **FILE NUMBER:** P-07-10(C)

PURPOSE: Conditional Plat approval for Centralia Acres

GENERAL

LOCATION: Approximately ¾ mile east of US19, lying north of Centralia Road

LEGAL

DESCRIPTION: A portion of Section 31, Township 21 South, Range 18 East, Hernando County, FL

ZONING: PDP(RUR)

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 Centralia Acres. This development consists of 143 single family lots on 199.66 acres located approximately ¾ mile east of US19 north of Centralia Road.

The proposed roads within the project shall be publicly owned and maintained by the County.

Water and sewer service will be provided by individual well and septic system on each 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. Gopher tortoise now qualifies for reclassification from a species concern to threatened species status. In addition to gopher tortoises, other listed species possibly present on this property could included: 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 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 Centralia Acres 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. Prior to construction drawing approval a Wildlife Survey shall be performed by qualified professional for County review, and copies of any required permits shall be provided.
4. The applicant shall show on the construction drawings the turning template for school bus, fire engine, Sport Utility and Passenger class vehicles for traffic calming circles at the intersections.
5. The applicant shall eliminate the proposed T-turnabout at the connection to Mocking Wren Road.
6. If the County has not adopted a School Concurrency ordinance by the time of development, the developer shall enter into a separate mitigation agreement with the School Board prior to construction plan approval.
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 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.