

## STAFF REPORT

Planning & Zoning Commission: November 12, 2007

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**APPLICANT:** Spring Hill Venture, LLC **FILE NUMBER:** P-07-14(C)

**PURPOSE:** Conditional Plat approval for Villages at Avalon Commercial Site

### GENERAL

**LOCATION:** North of County Line Road, lying between Anderson Snow Road and Oak Chase Boulevard

### LEGAL

**DESCRIPTION:** A portion of Section 34, Township 23 South, Range 18 East, Hernando County, FL

**ZONING:** CPDP

**FILE STATUS:** All requirements have been completed.

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

The applicant is requesting conditional plat approval for Villages at Avalon Commercial Site. This development consists of nine (9) commercial lots on 31.125 acres located north of County Line Road, lying between Anderson Snow Road and Oak Chase Boulevard.

The proposed roads within the project are to be private.

The project will utilize central water and sewer systems served by Hernando County.

The site does contain a Special Protection Area (SPA), (karst feature, or sink hole) located within the proposed frontage road area. Prior to any development associated with the feature, a geotechnical evaluation shall be preformed. Before any structures can be placed on the SPA the developer shall demonstrate that the feature is geologically stable. Any storm water capacity provided by the feature shall be mitigated. If it is determined to be geologically unstable, the SPA needs to be designated on future site plans/plats with a 500 foot buffer.

Since the on-site soil type is Candler fine sand, 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.

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 Villages at Avalon Commercial Site 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 be required to show the following improvements on the conditional plat:
  - a) Dual left southbound turn lanes along Anderson Snow Road at the intersection with County Line Road.
  - b) Dual left northbound turn lanes along Anderson Snow Road at its subdivision entrance.
  - c) The entrance road width at Anderson Snow Road as shown exceeds county standards and should be redesigned to County standards..
4. At the time of construction drawing review a geotechnical evaluation of the SPA and DRA shall be preformed and provided to the County.
5. Prior to construction drawing approval a Wildlife Survey shall be performed for County review, and copies of any required permits shall be provided.
6. The minimum setback for Lot 8 from Anderson Snow Road shall be corrected to show the approved 75 foot setback.
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.