

**STAFF REPORT**

Planning & Zoning Commission: July 10, 2006

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**APPLICANT:** Dimitri Artzibushev **FILE NUMBER:** P-06-08(C)

**PURPOSE:** Conditional Plat approval for Anderson Snow Commercial

**GENERAL LOCATION:** Approximate ½ mile south of Spring Hill Drive, lying west of Anderson Snow Road

**LEGAL DESCRIPTION:** A portion of Section 22, Township 23 South, Range 18 East, Hernando County, FL

**ZONING:** PDP(IND)

**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 Anderson Snow Commercial. This development consists of 14 industrial lots on 51.08 acres located approximate ½ mile south of Spring Hill Drive, lying west of Anderson Snow Road.

The proposed roads within the project are to be public. Connection to the north to Industrial Loop Road (existing) is proposed. Main access to the project will be from Anderson Snow Road.

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. In addition to gopher tortoises, additional listed species possibly present on this property could include: southeastern American kestrel, Florida burrowing owl, Florida mouse, red-cockaded woodpecker, 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 with conditions.

**STAFF RECOMMENDATION:**

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Anderson Snow 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. Access to all lots shall be from the internal road system.
4. All proposed easements shall be a minimum of 7.5'.
5. A 50' planted buffer shall be provided along the western boundary line as a part of the subdivision improvements.
6. The 5' access reservation strip shall be located within the project site (eastern boundary) outside the proposed 30' right-of-way dedication.
7. The proposed dedication for 30' right-of-way along Anderson Snow Road, shall be done at the recording of the final plat.
8. The Developer shall enter into a Developers Agreement to meet concurrency prior to construction drawing approval to mitigate traffic impact to Elgin Boulevard.
9. 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 the end of the 5th month after 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.