

**STAFF REPORT**

Planning & Zoning Commission: July 10, 2006

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**APPLICANT:** Bluestone Real Estate and Construction      **FILE NUMBER:** P-06-14(C)

**PURPOSE:** Conditional Plat approval for Heritage Hills

**GENERAL**

**LOCATION:** Approximate ¼ mile north of County Line Road, approximately 600' west of Linden Drive

**LEGAL**

**DESCRIPTION:** A portion of Section 33, Township 23 South, Range 18 East, Hernando County, FL

**ZONING:** R1C

**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 Heritage Hills. This development consists of 48 single family lots on 35.00 acres located approximate ¼ mile north of County Line Road, approximately 600' west of Linden Drive.

The proposed roads within the project which are public and are proposed to connect to Hilary Street (to the east) and Sunset Woods (to the west), both existing roads.

The project will utilize central water system served by Hernando County. Sewer will be provided by individual septic systems.

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 included: 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 Heritage Hills 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 show on the conditional plat:
  - a) road right-of-way widths
  - b) typical road cross section design
  - c) proposed easement locations and types
  - d) tree lined roadway location
4. The proposed DRA located within the central portion of the project site shall be totally within the proposed subdivision development.
5. The area indicated as “Not Included Parcel Area”, shall be included within the plat as a tract.
6. The Developer shall enter into a Developers Agreement to meet concurrency prior to construction drawing approval to mitigate traffic impact to County Line Road.
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 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.

