

STAFF REPORT

Planning & Zoning Commission: April 9, 2006

APPLICANT: Seville, LLC **FILE NUMBER:** P-06-02(C)

PURPOSE: Conditional Plat approval for Seville Phase 1-A

GENERAL

LOCATION: Approximately 1 mile east of US19, lying on the south side of Seville Parkway.

LEGAL

DESCRIPTION: A portion of Section 8, Township 21 South, Range 18 East, Hernando County, FL

ZONING: CPDP

FILE STATUS: All requirements have been completed.

LETTERS: FOR: 0 **AGAINST:** 0

The applicant is requesting conditional plat approval for Seville Phase 1-A. This development consists of 208 single family lots on 76.8 acres located approximately 1 mile east of US19, lying on the south side of Seville Parkway.

The roads within the project are private except for Seville Pkwy extension (shown as Seville Club House Drive on the conditional plat). A portion of the existing Seville Pkwy within this phase will be modified to conform to the master plan.

The proposed project will utilize central water and sewer systems served by Hernando County. The developer has a water and sewer agreement with the County. The developer is required to make water and sewer upgrades to the existing systems to service the increased demand of this project.

As a condition of the Seville Master Plan Revision by the BCC, the P&Z must review and approve the conditional plat layout for consistency with the overall master plan and performance conditions prior to conditional plat approval. It is Staff's opinion that with conditions, the conditional plat will be consistent with the adopted master plan.

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.

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission determine that the conditional plat is consistent with the adopted master plan and approve the conditional plat of Seville Phase 1-A 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 realign Road "I" on the conditional plat to intersect Seville Club House Drive, instead of intersecting the existing road right-of-way.
4. The applicant shall show on the conditional plat the following:
 - a) a 5' sidewalk along the collector road fronting lots 183 through 194,
 - b) water and sewer service lines to the project site,
 - c) a typical roadway section for Road "A" to meet major local roadway design per Hernando County Standards.
5. The applicant's variance request for relief from the 30 MPH design criteria for road "E" is denied, because road "F" intersects on the curve creating an unsafe conditions.
6. The applicant shall indicate "proposed recreation/open space" as "proposed open space".
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. 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.