

**STAFF REPORT**

Planning & Zoning Commission: April 9, 2006

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**APPLICANT:** Seville, LLC **FILE NUMBER:** P-06-04(C)

**PURPOSE:** Conditional Plat approval for Seville Phase 1-C

**GENERAL**

**LOCATION:** Approximately 1 ½ miles east of US19, lying on the north 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.

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

The applicant is requesting conditional plat approval for Seville Phase 1-C. This development consists of 151 single family lots on 65.1 acres located approximately 1 ½ miles east of US19, lying on the north 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). The applicant is proposing to modify the route of the collector road Seville Pkwy, A.K.A. Seville Club House Drive (shown on the master plan and conditional plat) with a “T” intersection before entering the Village Center area from US19. This requires to make a turn on the collector road as compared to the adopted master plan showing no turning entering the Village Center.

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 increase demand of this project.

As a condition for 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-C 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 the following:
  - a) water and sewer service lines to the project site,
  - b) Road "M" shall meet major local roadway standards between Seville Club House Drive and Road "N",
  - c) Road "N" shall meet major local roadway standards between Seville Club House Drive and Road "M",
4. The applicant shall modify the route of Seville Club House Drive (collector road) to continue into the Village Center (east of phase 1-C). A "T" intersection will be required allowing traffic to turn off the collector road to go north and west.
5. 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.