

**STAFF REPORT**

Planning & Zoning Commission: November 13, 2006

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**APPLICANT:** Opus South Corporation **FILE NUMBER:** P-06-13(C)

**PURPOSE:** Conditional Plat approval for Nature Coast Commons

**GENERAL**

**LOCATION:** Approximately ¼ mile south of Osowaw Boulevard, lying west of US19

**LEGAL**

**DESCRIPTION:** A portion of Section 32, Township 23 South, Range 17 East, Hernando County, FL

**ZONING:** PDP(GC)

**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 Nature Coast Commons. This development consists of 10 lots on 43.5 acres located approximately ¼ mile south of Osowaw Boulevard, lying west of US19.

The developer has proposed to vacate and relocate a portion of Wendy Court (frontage road) and Algood Road (public roads), and a County DRA along US 19. The developer is also in the process of mitigating the wetland area along US 19 by providing a conservation/mitigation site between Forest Glen and the WalMart site. The vacation application will be considered by the Board as a separate action item.

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

According to the county data resources there is a potential wading bird rookery on the very south point of the subject property. Thus, the applicant must coordinate with Fish and Wildlife Conservation regarding any listed species on site.

The traffic analysis report submitted by the applicant is currently under review by the Engineering Department.

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 Nature Coast Commons 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 the following on the conditional plat and related construction drawings:
  - a) the buffer along the western boundary between the proposed DRAs shall be indicated as a minimum 50' wide natural vegetated buffer with minimum 5' high vegetation of 80% opacity, or a 35' natural vegetative buffer with 80% opacity and a 6' high fence along the entire west property boundary outside of the DRAs.,
  - b) the 35' big box buffer west of the frontage road, or obtain the approval of a variance to implement an alternative enhanced buffer along US 19.
4. Prior to construction drawing approval for the subdivision, the developer shall be required to:
  - a) pay their proportionate fair share of offsite transportation improvements to mitigate impacts associated with development of the project, as indicated by the traffic analysis for the project.
  - b) obtain approval from the County and SWFWMD on the plan(s) to mitigate the wetland along U.S. 19 by providing a conservation/mitigation site between Forest Glen and the WalMart site. A copy of the recorded conservation easement shall be provided to the County.
  - c) obtain County approval to vacate portions of Wendy Court and Algood Road, and a County DRA along US 19
  - d) obtain the approval of the County Engineer for the traffic analysis report for the proposed project.
5. All access/driveway connections onto Wendy Court, Algood Road and US 19, must be approved by the County Engineer.
6. 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.