

**STAFF REPORT**

Planning & Zoning Commission: October 9, 2006

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**APPLICANT:** NZRE, LLC **FILE NUMBER:** P-06-16(C)

**PURPOSE:** Conditional Plat approval for Sandhill Estates

**GENERAL**

**LOCATION:** Approximately 2000' east of Sunshine Grove Road, lying on the north side of Jacqueline Road

**LEGAL**

**DESCRIPTION:** A portion of Section 28, Township 22 South, Range 18 East, Hernando County, FL

**ZONING:** PDP(SF)

**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 Sandhill Estates. This development consists of 49 single family lots (35 detached and 14 attached) on 15 acres located approximately 2000' east of Sunshine Grove Road, lying on the north side of Jacqueline Road.

The proposed road within the project is to be public, and will connect to Jacqueline Road to the south and Jayson Drive to the west. The applicant will provide 40' of right-of-way from Jacqueline Road centerline and 30' of right-of-way from the Jayson Drive and Taft Street centerlines.

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 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 Sandhill Estates 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:
  - a) 15' enhance buffer along the north, east and west project boundaries,
  - b) identify lots 36 through 49 as single-family attached,
  - c) identify adjoining parcels,
  - d) correct identification of existing and proposed property lines along the north boundary of the project.
4. The developer shall make improvements to provide 40 mph design speed and to improve the sight distance at the intersection of Jayson Drive and Jacqueline Road, and shall improve Jacqueline Road in front of the project to collector road standards.
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. 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.