

STAFF REPORT

Planning & Zoning Commission: September 11, 2006

Planning & Zoning Commission: October 9, 2006

APPLICANT: Brooksville Properties & Development **FILE NUMBER:** P-06-22(C)

PURPOSE: Conditional Plat approval for Brooksville Properties Subdivision

GENERAL

LOCATION: Approximately 1 ¼ miles east of the intersection of SR 50 and Ridge Manor Boulevard, lying north of Ridge Manor Boulevard

LEGAL

DESCRIPTION: A portion of Section 2, Township 23 South, Range 21 East, Hernando County, FL

ZONING: R1C

FILE STATUS: All requirements have been completed.

Citizen correspondence received as of the date of this report? Yes No

The applicant is requesting conditional plat approval for Brooksville Properties Subdivision. This development consists of 60 single family lots on 23 acres located approximately 1 ¼ miles east of the intersection of SR 50 and Ridge Manor Boulevard, lying north of Ridge Manor Boulevard.

The proposed road within the project is to be public, and will connect to Knollwood Drive to the east. The proposed curves within the road right-of-way do not meet the Facility Design Guidelines. The developer must meet these standards and/or request a variance from the County Engineer.

The project will utilize central water and sewer systems served by Hernando County. The developer will have to connect to existing service lines at the developer’s expense.

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 Brooksville Properties Subdivision 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) new flood map data and flood zone boundaries,
 - b) traffic calming devices acceptable to the County Engineer.
4. All proposed lots must meet the minimum dimensional requirements for the R1C District.
5. The development of all lots must meet the minimum fire code standards for building separation.
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 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.

P&Z ACTION:

On September 11, 2006, the Planning and Zoning Commission voted 5-0 to postpone consideration of this petition for a future agenda and no further action was taken.