

STAFF REPORT

Planning & Zoning Commission: September 11, 2006

APPLICANT: Glen Lakes Partnership **FILE NUMBER:** P-06-27(C)

PURPOSE: Conditional Plat approval for Glen Lakes Phase 2 Unit 2 A&B

GENERAL

LOCATION: North and south of Glen Lakes Boulevard, approximately 1320' west of Lenox Boulevard

LEGAL

DESCRIPTION: A portion of Sections 14, 15, 22 and 23 , Township 22 South, Range 17 East, Hernando County, FL

ZONING: CPDP

FILE STATUS: All requirements have been completed.

CITIZEN CORRESPONDENCE: YES NO

The applicant is requesting conditional plat approval for Glen Lakes Phase 2 Unit 2 A&B. This development consists of 472 single family lots on 282.9 acres located north and south of Glen Lakes Boulevard, approximately 1320' west of Lenox Boulevard.

The proposed roads within the project are private. This development will connect to the west end of Glen Lakes Boulevard and at the west at of Mississippi Run, both existing roads within Glen Lakes Phase one.

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 subject property contains a Class 2 wetland and Class 3 wetland on the subject property according to County data resources. Any removal, encroachment or alteration of wetland areas shall comply with state and federal wetland regulations. Wildlife surveys shall be conducted, to determine the presence of listed species and to determine if any wetlands provide critical habitat for federal and/or state listed species. If the wetlands provide critical habitat to listed species, those wetlands would be re-classified as Class 1 (in accordance with the County's Comprehensive Plan), and require County approval before any removal, encroachment or alteration could be considered.

A portion of the subject property is within a Strategic Habitat Conservation Area according to County data resources. A comprehensive wildlife survey shall be conducted in order to identify any listed species present on the property.

County data resources indicate the property may contain an archeological/historical site that shall be investigated prior to any site alterations by a qualified expert. Documentation shall be supplied addressing the nature and significance of the site, summarizing the archeological survey information and providing recommendations for site development.

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 Glen Lakes Phase 2 Unit 2 A&B 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) sidewalk widths of 5',
 - b) a typical roadway cross section to meet current county design standards,
 - c) a minimum 30' DROW for all DRA's not adjacent to road right-of-way,
 - d) better clarity in identifying the unit, pages and phasing, being consistent with the title within the Engineering Narrative.

4. The cul-de-sac (located within the northern portion of the development) is approved at over the maximum 600'.
5. Prior to construction drawing approval the developer shall enter into a development agreement with the County to mitigate impacts, if any, to SR 50 (Cortez Boulevard).
6. Prior to submitting construction drawings to the county for review, the applicant shall obtain traffic analysis approval from the Engineering Department.
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. 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.