

**STAFF REPORT**

Planning & Zoning Commission: November 13, 2006

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**APPLICANT:** Premier Construction Group, Inc. **FILE NUMBER:** P-06-31(C)

**PURPOSE:** Conditional Plat approval for Huntington Woods Estates

**GENERAL**

**LOCATION:** West end of Huntington Woods Avenue, east end of Buckingham Way, and south end of Citation Avenue

**LEGAL**

**DESCRIPTION:** A portion of Section 32, Township 23 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 Huntington Woods Estates. This development consists of 69 single family lots on 50 acres located at the west end of Huntington Woods Avenue, east end of Buckingham Way, and south end of Citation Avenue.

Based upon concerns about traffic expressed by the neighborhood at the master plan approval stage, the developer has chosen to make the proposed roads within the project private with gated entrances at the road connections to Huntington Woods Avenue to the east, Buckingham Way to the west, and Citation Avenue to the north. However, from a connectivity standpoint public roadways would be more desirable, and traffic concerns could be addressed through traffic calming techniques. The option of public versus private streets should be discussed by the Board.

The project will utilize central water system served by Hernando County and a individual septic system on each lot for sewer service. The minimum lot size for each lot will be 21,500 sq. ft.

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 include: 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 Huntington Woods Estates with the following performance conditions (alternative conditions for condition #5 need to be discussed by the Board):

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 horizontal curve for Galaxie Court must be revised to meet Facility Design Guideline Standards or the applicant must submit a variance request for the County Engineer's approval.
4. The applicant shall show the following on the conditional plat:
  - a) a minimum separation between Falcon Lane and Galaxie Court of 150' shall be provided,
  - b) additional road right-of-way and design for the entrance gates shall demonstrate compliance with Facility Design Guideline Standards,
  - c) utility easements along each lot must be a minimum of 7.5' minimum in width,
  - d) the cul-de-sac radius shall be a minimum of 50',
  - e) a tree lined roadway along Huntington Avenue,
  - f) within the typical right-of-way section, the edge of sidewalk shall be no closer than 2.5' from the road right-of-way line,
  - G) the open space area behind lots 52, 53, 57, 58, 59, 60, 64 & 65 as designated drainage easement/areas.
5. (Alternative condition for private streets) The internal street network is approved as private streets, and additional road right-of-way and design for the entrance gates shall demonstrate compliance with Facility Design Guideline Standards.

(Alternative condition for public streets) The internal street network shall be public to achieve the desired inter-neighborhood connectivity, and traffic calming devices shall be installed in accordance with the County's Facility Design Guidelines on Huntington Avenue, which acts as the through street.

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.