

STAFF REPORT

Planning & Zoning Commission: December 11, 2006

APPLICANT: Seville, LLC **FILE NUMBER:** P-06-33(C)

PURPOSE: Conditional Plat approval for Seville Phase 1-C

GENERAL

LOCATION: Approximately 1 ¼ miles east of US 19, north side of Seville Parkway

LEGAL

DESCRIPTION: A portion of Section 5 & 6, Township 21 South, Range 18 East, Hernando County, FL

ZONING: CPDP

FILE STATUS: All requirements have been completed.

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

The applicant is requesting re-approval of a conditional plat for Seville Phase 1-C. On April 9, 2006 the P&Z had previously approved the conditional plat for this site for 151 single-family lots on 65.1 acres. This request consists of 247 single family lots on 57.3 acres. The site is located approximately 1 ½ miles east of US19, lying on the north side of Seville Parkway. The proposed increase in the number of lots is consistent with the approved master plan.

The roads within the project are private except for the Seville Parkway extension (shown as Seville Club House Drive on the conditional plat).

The proposed project will utilize central water and sewer systems served by Hernando County. The developer has a water and sewer agreement with the County. The developer is required to make water and sewer upgrades to the existing systems to service the increased demand of this project.

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 Planning Department and found to be consistent with the approved master plan and zoning conditions.

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 Seville Phase 1-C 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 must modify the roadway typical cross sections to meet current Hernando County Facility Design Guidelines
4. 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.