

STAFF REPORT

Planning & Zoning Commission: December 11, 2006

APPLICANT: Lance Brambeck, Sean Nguyen **FILE NUMBER:** P-06-34(C)

PURPOSE: Conditional Plat approval for Winter Street Subdivision

GENERAL

LOCATION: Approximately 700' north of SR 50, on the east side of Winter Street

LEGAL

DESCRIPTION: A portion of Section 26, Township 22 South, Range 18 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 Winter Street Subdivision. This development consists of six (6) single family lots on 4.44 acres located approximately 700' north of SR 50, on the east side of Winter Street.

All six (6) lots will front on Winter Street, an existing paved roadway with a 30' public road right-of-way. The applicant is proposing to provide additional road right-of-way for Winter Street.

The project will utilize central water system served by Hernando County, and individual septic systems for sewer service.

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:

It is recommended that the Planning and Zoning Commission approve the conditional plat of Winter Street 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) the existing paved road within the Winter Street right-of-way,
 - b) typical roadway cross section meeting current Hernando County Facility Design Guidelines for major local roadway,
 - c) the open space tract shall be combined with the drainage parcel,
 - d) the developer shall ensure a total of 30' of right-of-way from the Winter Street centerline for the site frontage.
4. The proposed 15' drainage easement along the northern boundary shall be 30'.
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.