

STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 11, 2023

APPLICANT: AWN SPRING HILL LLC

FILE NUMBER: 1457510

PURPOSE: Conditional Plat Approval for Alliance at the Grove

GENERAL LOCATION: Northeast Corner of Cortez Boulevard and Brookridge Central Boulevard

PARCEL KEY NUMBER: 419372, 1246618, 346478,

The conditional plat for the Alliance at the Grove subdivision is for 11 lots within a PDP/GHC Planned Development Project (General Highway Commercial) with variety of business types. It is located just at the Northeast Corner of Cortez Boulevard and Brookridge Central Boulevard.

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A certificate of concurrency has been issued for this conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Alliance at the Grove 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 petitioner must meet the minimum requirements of Florida-Friendly Landscaping publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.
3. A comprehensive floral and faunal (wildlife) survey shall be prepared by a qualified professional and submitted with the Construction Drawing application. The petitioner is required to comply with all applicable FWC regulations and permitting.
4. The developer required to seek gopher tortoise permits from FWX.
5. A Landscape Design Plan Drawn by a qualified professional, fulfilling the requirements of Chapter 10, Article II of the Hernando County Land Development Regulations is required to be submitted and approved prior to any land clearing activities on the property.

Eastern Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.

5. The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.
6. The developer shall either install the proposed utility systems within dedicated county road right of ways or within a utility easement over a common tract dedicated to HCUD should it be determined by the developer that the roadways will be private. Utilities installed outside of the road right of way or roadway tract shall be placed in perpetual utility easement(s) dedicated to HCUD. The wastewater pump station site can either be a dedicated perpetual utility easement or a dedicated tract sized per HCUD's specification manual (section 4D.1.6).
7. Since the existing pump station will be located near a proposed drainage area, the petitioner shall submit construction drawings verifying that the finished slab elevation of the top of the wet well and valve vault will be at or above the 100-year flood elevation per HCUD specification 4D.19.11.