

STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 9, 2025

APPLICANT: O&S Capital Enterprises, LLC

FILE NUMBER: 1441384

PURPOSE: Conditional Plat Approval for Augustine Park

GENERAL

LOCATION: South of Lagorce Avenue, west of Augustine Road and north of Landover Boulevard.

PARCEL KEY

NUMBER: 00417490

The conditional plat for the Augustine Park subdivision is for 13 Single Family Homes. It is located South of Lagorce Avenue, west of Augustine Road and north of Landover 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 Glen Lakes Commons 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 burrow survey and FWC permit are required to be provided to the County prior to tortoise relocation and site clearing/alteration. A limited site clearing permit for tortoise relocating can be obtained from Zoning. Eastern Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.
4. The developer must conform to all Hernando County Facility Design Guidelines
5. Hernando County Utilities Department (HCUD) Augustine Park Conditional Plat:
The conditional plat is approved with the following conditions that must be addressed and shown on the construction plans, capacity analysis, and final plat:

- The developer shall install and dedicate to HCUD the necessary water and wastewater infrastructure (including pump stations, if applicable) necessary to supply the development.
- 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. Proposed wastewater pump station site(s) (if applicable) can either be a dedicated perpetual utility easement or a dedicated tract sized per HCUD's specification manual (section 4D.1.6).
- Provide the standard plat dedication language on the final plat cover page as outlined in Chapter 26 section 26-91 of the Hernando County Ordinance.
- If Street lighting will be installed in the development, either show the pole locations on the construction drawings or add a note to the plans specifying that the location of the proposed poles will be in an area that will not conflict with the proposed water or sewer services.
- Capacity analysis for the post development is needed to verify if the minimum fire flow, pressures, and velocity requirements are met.