

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 08, 2025

APPLICANT: SV Tampa Land. LP

FILE NUMBER: 1494521

PURPOSE: Conditional Plat Approval for Seville Phase 1

GENERAL LOCATION: East side of Commercial Way (US 19) approximately 5,200 feet north of Thrasher Avenue

PARCEL KEY NUMBER: 1099992

The conditional plat for Seville Phase 1 is for seven hundred and six (706) residential lots on approximately 1033.50 +/- acres of undeveloped land, located on the east side of Commercial Way (US 19) approximately 5,200 feet north of Thrasher Avenue.

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A Certificate of Concurrence has been issued for the conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Seville Phase 1 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 developer must conform to all Hernando County Facility Design Guidelines.
3. The petitioner shall provide a comprehensive listed species survey prepared by a qualified professional to identify any listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable FWC regulations.
4. 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.
5. The developer shall provide a water and wastewater system capacity analysis report showing this projects impact on the existing utility infrastructure to determine if offsite utility upgrades are required based on the following design conditions:
 - Potable Water Analysis:
 - The water distribution system must provide a 40-psi minimum static pressure and 20-psi minimum pressure during fire flow.

- Wastewater Analysis:
 - Proposed and existing force main velocities must be greater than 2 feet per second (fps) but are less than or equal to 5 fps.
 - Proposed and existing force main pressure(s) cannot exceed 50 psi.
 - Proposed and existing lift station(s) pumps cannot exceed 6 starts per hour per pump.
- 6. Revise the Conditional Plat sheet 8 as follows:
 - The 30-foot utility easement (per sheet 10) between Garden Walk Trail and Canopy Place is labeled as a “30’ Drainage & Access Easement”.
 - Revise the 30-foot utility easement to a 30-foot utility tract to prevent the lot owners from fencing over the utility easement and restricting access to the infrastructure. This was previously discussed during a meeting at HCUD’s office.
- 7. The following items will be conditions of approval once the items above are addressed:
 - The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.
 - The developer shall either install the proposed utility systems within dedicated county road right of ways or within a non-exclusive utility easement over the roadway tract if the roads will be privately maintained. Show the proposed wastewater pump station site(s) as dedicated tract(s) sized per HCUD detail S-10 or S-15 (June 2023 version).
 - If street lighting will be installed in the development, please provide at least one of the following: show the pole locations on the construction drawings, 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, or provide utility separate details showing the location of all proposed utilities.
 - HCUD will review and provide comments for the utility infrastructure during the construction drawings review phase.
 - The Final Plat and the Vacation of Right of Way request for the relocated section of Seville Parkway will need to go to the same BOCC meeting.
- 8. The developer shall be required to show stop conditions with 24" Stop Bars and 25-feet of 6" Double Yellow Centerline striping on the Construction Drawings.