

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 09, 2023

APPLICANT: NVR, Inc

FILE NUMBER: 1460797

PURPOSE: Conditional Plat Approval for Centralia Subdivision

GENERAL

LOCATION: East of and adjacent to Commercial Way, north of and adjacent to Amity Avenue and south of and adjacent to Centralia Road

PARCEL KEY

NUMBER: 940389, 1128782, and 940398

The conditional plat for the Centralia Subdivision is for 221 single family residential and planned development project general commercial with deviations. It is located east of and adjacent to Commercial Way, north of and adjacent to Amity Avenue and south of and adjacent to Centralia Road.

The conditional plat has been reviewed by various County agencies and found to be mostly 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 Centralia 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. 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. The after-action-report and FWC acceptance email is required prior to site clearing, or any site alteration. Eastern Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.
5. The petitioner shall correct the proposed number of dwelling units in the "Site Data" to 221 before final approval of this conditional plat.

6. The petitioner shall relabel the “Upland Cut Borrow Pit/Other Surface Waters” features to “Class III Wetlands”. The jurisdictional wetland lines shall also be added to this conditional plat prior to approval. Please cite the source for the Upland Cut Borrow Pit/Other Surface Waters classification.
7. The petitioner shall revise the project narrative to include a discussion regarding the conclusions of the Cultural Resource Assessment Study (CRAS). The petitioner shall also provide proof that the Florida Division of Historical Resources has been provided with the CRAS and requires no further action on the part of the petitioner before final approval of this conditional plat.
8. If archaeological artifacts are discovered at any time during Development construction, the Developer shall stop construction in that area and immediately notify the County, WRPC, DCA and the Division of Historical Resources of the Florida Department of State.
9. Geotechnical subsurface testing and reporting in accordance with Hernando County’s Facility Design Guidelines shall be conducted for all proposed drainage retention areas within the project to test for subsurface karst features. The Gopher Tortoise survey should be performed and submitted before any geotechnical testing is performed to prevent unintended destruction of burrows.

If the intent is to perform the geotechnical testing before the relocation of the gopher tortoises, a map shall be submitted providing the proposed testing locations, the gopher tortoise burrow locations, and the paths the heavy equipment will use to get to those locations while avoiding the destruction of the burrows.

10. The developer must conform to all Hernando County Facility Design Guidelines