

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 7, 2024

APPLICANT: Cardinal Point Cortez

FILE NUMBER: 1483668

PURPOSE: Conditional Plat Approval for Cardinal Point Cortez

GENERAL LOCATION: North of Cortez Boulevard, approximately 2,000' west of I-75

PARCEL KEY NUMBER: 372974

The conditional plat for the Cardinal Point Cortez is for a sixteen (16) lot industrial & commercial subdivision. It is located north of Cortez Boulevard, approximately 2,000' west of I-75.

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

ENGINEERING REVIEW:

1. A Traffic Access Analysis and a Traffic Signal Warrant Analysis has not been received for this project as required for approval of Conditional Plat, per Hernando County Ordinance Chapter 26, Section 26-21, (6): "Adequate access and transportation analysis. The engineer of record shall submit an analysis of the existing and proposed transportation network indicating the collector street system which will adequately service the pedestrian and vehicular traffic generated by the proposed development. The analysis shall be prepared in accordance with the county's adopted facility design guidelines or as required by the county engineer. The analysis shall also include the need for cross connections between the proposed site and adjacent parcels as a means of providing adequate traffic circulation. The planning and zoning commission will consider the analysis and, with recommendations from the planning department and county engineer, stipulate any specific transportation improvements which the developer must accomplish as a condition of his application".
1. Master Plan H-23-18 performance condition #8 states: "Traffic Access Analysis is required at the time of development for review and approval by the County Engineer.
2. Any improvements identified by the Traffic Access Analysis and Traffic Signal Warrant Analysis are the responsibility of the developer.
3. Conditional Plat is approved with condition that the Traffic Access Analysis and Traffic Signal Warrant Analysis are submitted, reviewed, and approved prior to project receiving construction drawing approval.

UTILITIES REVIEW:

1. Show the wastewater pump station tract size as 50'x60' per HCUD detail S-10 (June 2023 version) on the construction drawings and final plat.
2. Submit a final capacity analysis during the Construction Drawing review meeting the following conditions:
 - a. Potable Water Analysis: The EOR has provided an initial capacity analysis which is acceptable for the conditional plat review. Submit a final capacity analysis during Construction Drawing review meeting the following condition:
 - i. The water distribution system must provide a 40-psi minimum static pressure and 20-psi minimum pressure during fire flow.
 - b. Wastewater Analysis: The EOR has provided a revised initial capacity analysis documents directly to HCUD which states upgrades are required at two existing HCUD pump stations (RM-LS18 and RM-LS20) and the installation of approximately 150-feet of force main to bypass

HCUD pump station RM-LS11 to provide capacity in the wastewater system for the development. The final capacity analysis must include the detailed improvements to the existing wastewater system to provide adequate capacity for the existing and proposed flows and meet the following conditions throughout the system:

- i. Proposed and existing force main velocities must be greater than 2 feet per second (fps) but are less than or equal to 5 fps.
 - ii. Proposed and existing force main pressure(s) cannot exceed 50 psi (unless approved by HCUD).
 - iii. Proposed and existing lift station(s) pumps cannot exceed 6 starts per hour per pump.
3. The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.
 4. A water and sewer agreement may be required for this project depending on the outcome of the final water and sewer capacity analysis and based on the extent of the pump station improvements.
 5. 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).
 6. The developer shall coordinate the project's build-out schedule with HCUD.

SUBDIVISION REVIEW:

1. Please fill out the revision table.
2. The northern buffer is labeled as a "landscape buffer". Please relabel this to read "undisturbed existing vegetative buffer."
3. Please relabel the eastern buffer to read "20' natural vegetation."
4. In the site data, please include lot 14 in the western buffer (since the specific lot numbers are listed for buffers)
5. Lot 10 appears to be missing a portion of the eastern buffer. Please continue the 20' landscape buffer along the entire east perimeter.
6. Please include that the site for congregate care requires a master plan revision.

7. Approved with the condition that the rezoning case number (H-23-18) be added to the zoning information in the site data, and that the conditional plat with the requested changes will be formally resubmitted to be presented to the Planning and Zoning Commission to maintain the integrity of the application.