

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 9, 2023

APPLICANT: Oak Hill Land LLC

FILE NUMBER: 1455941

PURPOSE: Conditional Plat Approval for Waterford Overall

GENERAL

LOCATION: North side of Cortez Boulevard, approximately 600' west of Oak Hill Hospital

PARCEL KEY

NUMBER: 1800126, 1801866, 1801839, 1797498 and 1797489

The conditional plat for the Waterford Overall subdivision is for 723 lots within a CPDP (Combined Planning Development Project) with single-family and multi-family residential uses. It is located just west of Oak Hill Hospital on the north side of Cortez 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 Waterford Overall 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. 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.
6. 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.

7. The developer must conform to all Hernando County Facility Design Guidelines
8. This Conditional Plat is approved with the following conditions:
 - a. Any improvements identified by the updated Traffic Access Analysis, which is currently under review, shall be the responsibility of the developer. Project design may be concurrent with the Traffic Access Analysis review, however, is strictly at the developer's risk.
 - b. Site layout, access types and locations, roadway improvements, and drainage MAY all require major revisions. If the change is large enough, a Master Plan Revision would be required.
 - c. All Minimum Perimeter Setbacks shall be included on the conditional plat. The southern setbacks are missing.
 - d. The labels for the wetlands will be made legible. The labels for the contour lines shall be removed so as not to cover other labels and information.
 - e. The lines for the SPA buffer shall be more clearly differentiated from the contour lines. The contour lines shall be included in the legend.