

STAFF REPORT

Planning & Zoning Commission: February 10, 2003

APPLICANT: Sam's East Inc. And Charles Taylor **FILE NUMBER:** P-03-02(C)

PURPOSE: Conditional Plat approval for Donrich and Evans Hi-Park

GENERAL LOCATION: Approximately ½ mile east of Mariner Boulevard lying on the south side of SR 50

LEGAL DESCRIPTION: A portion of Section 33, Township 22 South, Range 18 East, Hernando County, Florida

ZONING: C-2 and AR

FILE STATUS: All legal obligations have been completed.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Donrich and Evans Hi-Park, which will be a replat of Evans Hi-Park plat and Donrich plat. This project is located east of Mariner Boulevard lying south side of SR 50 and will consist of 54.4 acres divided into 4 lots, three of which are zoned C-2 and the other zoned C-2 and AR.

The roads within the project are private and will connect to adjoining properties. Two roads will run parallel to S.R. 50. One road on the north being a frontage road will connect from the eastern adjoining property (vacant) and to the Wal-Mart site adjoining to the west. The other parallel road will run along the south side of lot 1 approximately 1450' south of S.R. 50. This road is a portion of the proposed link that will connect traffic from Mariner Boulevard east to S.R. 50, helping to alleviate traffic congestion at the corner of S.R. 50 and Mariner Boulevard. The road connection to Mariner Boulevard will also provide better traffic flow to and from the development. A third road will be constructed along the western property line (adjacent to the Wal-Mart site) commencing from the frontage road running south to the proposed east-west road adjoining the south end of lot 1.

The proposed project will utilize Hernando County central water and sewer systems.

The conditional plat has been reviewed by the various County agencies and found to be consistent with County standards.

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Donrich and Evans Hi-Park subject to:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. Building permits for lot 2 will not be issued until the construction plans for the east-west collector road on the site and connecting to Mariner Boulevard is approved.

3. Certificates of Occupancy for construction on lot 2 will not be issued until the following is completed:
 - a) The Developer construct the southern east-west road (south of lot 1) to County standards 80' collector width right-of-way.
 - b) The remaining road connection from this development is constructed from the 80' east-west collector (south of lot 1) to the west completing the connection to Mariner Boulevard.
4. The County and Developer shall enter into an Development Agreement to memorialize into the County records conditions 2 and 3.

P&Z ACTION:

The Planning and Zoning Commission voted 5-0 to approve the conditional plat of Donrich and Evans Hi-Park subject to the following unmodified performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. Building permits for lot 2 will not be issued until the construction plans for the east-west collector road on the site and connecting to Mariner Boulevard is approved.
3. Certificates of Occupancy for construction on lot 2 will not be issued until the following is completed:
 - a) The Developer construct the southern east-west road (south of lot 1) to County standards 80' collector width right-of-way.
 - b) The remaining road connection from this development is constructed from the 80' east-west collector (south of lot 1) to the west completing the connection to Mariner Boulevard.
4. The County and Developer shall enter into an Development Agreement to memorialize into the County records conditions 2 and 3.