

STAFF REPORT

Planning & Zoning Commission: March 10, 2003

APPLICANT: V A Development **FILE NUMBER:** P-03-04(C)

PURPOSE: Conditional Plat approval for Suncoast Villa Apartments

GENERAL

LOCATION: Approximately 1100' south of Powell Road, east side of Barclay Road

LEGAL

DESCRIPTION: A portion of Section 15, Township 23 South, Range 18 East, Hernando County, FL

ZONING: PDP(MF)

FILE STATUS: All legal obligations have been completed.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Suncoast Villas Apartments. This tract is located approximately 1100' south of Powell Road and lying on the east side of Barclay Road and consists of four tracts on 30 acres. Tracts "A" (Suncoast Apartments) and "D" (entrance road for the apartments) are developed. Tract "B" is the continuation of the Suncoast Apartment complex and tract "C" is for future amenities for the apartment complex. All four tracts are proposed as a single project totaling 312 apartment units.

The applicant states that the reason in subdividing this multi-family development is that they have been forced by the lending institutions to legally subdivide the parent parcel (entire 30 acre site) in the event there should be a default on the loan, and all or portions of the project are taken by the lenders.

The roads within the project and the access tract "D" are private. Central water and sewer systems will be served by the County. The developer has a water and sewer agreement with the County.

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 Suncoast Villa Apartments subject to:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. Turn lanes within Barclay Road shall be constructed in accordance with County Facility Design Guidelines prior to the issuance of certificates of occupancy for tracts "B" and "C".
3. Show 5' access reservation strip along Barclay Road for tracts A, B and C.
4. Developer shall create a Homeowners Association and documents prior to final plat approval.
5. Cross access agreement shall be provided within the Homeowners Association documents.
6. Future development of the tracts shall meet all development rules.
7. The applicant must submit the revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice. If not, the conditional plat will become null and void.

P&Z ACTION;

The Planning and Zoning Commission voted 5-0 to approve this conditional plat of Suncoast Villa Apts. 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. Turn lanes within Barclay Road shall be constructed in accordance with County Facility Design Guidelines prior to the issuance of certificates of occupancy for tracts "B" and "C".
3. Show 5' access reservation strip along Barclay Road for tracts A, B and C.
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5. Cross access agreement shall be provided within the Homeowners Association documents.
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