

STAFF REPORT

Planning & Zoning Commission: August 11, 2003
Planning and Zoning Commission September 8, 2003
Planning and Zoning Commission November 10, 2003

APPLICANT: Majestic Oaks Partners, LLC **FILE NUMBER:** P-03-13(C)

PURPOSE: Conditional Plat approval for Majestic Oaks Phase 1

GENERAL LOCATION: Approximately 1-1/4 miles east of Broad Street, lying on the north side of Mondon Hill Road

LEGAL DESCRIPTION: A portion of Section 24, Township 22 South, Range 19 East, and a portion of Section 19, Township 22 South, Range 20 East, Hernando County, FL

ZONING: CPDP

FILE STATUS: All legal obligations have been completed.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Majestic Oaks Phase 1. This tract is located approximately 1-1/4 miles east of Broad Street, lying on the north side of Mondon Hill Road and consists of 198 single family lots of various sizes ranging from 40' X 130' (villas) to 150' X 250' (over 1/2 acre) on 101.3 acres.

The roads within the project are private. The applicant has proposed an entrance gate approximately 500' north of the intersection of Mondon Hill Road and the entrance (collector) road.

The proposed project will utilize central water and sewer systems. The County and City have both indicated that they have the ability to provide water service. The City has also indicated that they can provide sewer service. The developer will have to obtain agreements with the County and /or the City of Brooksville to provide the water and sewer service.

The conditional plat was scheduled for the August P&Z; however, the applicant had not provided some ordinance required items and the locations of the majestic trees on the conditional plat as required by a zoning condition recommended by P&Z and placed by the BCC. As a result, the conditional plat was continued. Staff is now bringing the conditional plat back to the P&Z since the applicant has provided the missing items and the location of the existing majestic trees on the conditional plat.

The applicant has indicated that the developer will attempt to maintain the majestic trees on the site. In an attempt to do so the developer has relocated the entrance road slightly to put the trees outside of the right-of-way. Since the construction drawing have not been completed, the limits of cut and fill have not been established; therefore, there may be some majestic trees that could be affected during the construction process. The BCC must approve the removal of any majestic trees from the site.

The Staff has reviewed the conditional plat with the various county agencies and found the plat to be consistent with County standards with conditions.

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat for Majestic Oaks with the following conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The developer shall meet the Hernando County Facility Design Guidelines.
3. The developer shall enter into a water and sewer agreement prior to construction plan approval.
4. The applicant shall provide additional road right-of-way along Mondon Hill Road to meet current county standards.
5. The applicant shall conduct geophysical/geotechnical subsurface surveys within any proposed drainage retention areas. Results shall be reported to Planning staff and used in the design layout of the project.
6. 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 4-0 to approve the conditional plat of Majestic Oaks Phase 1 subject to the following unmodified conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.

2. The developer shall meet the Hernando County Facility Design Guidelines.
3. The developer shall enter into a water and sewer agreement prior to construction plan approval.
4. The applicant shall provide additional road right-of-way along Mondon Hill Road to meet current county standards.
5. The applicant shall conduct geophysical/geotechnical subsurface surveys within any proposed drainage retention areas. Results shall be reported to Planning staff and used in the design layout of the project.
6. 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.