

**STAFF REPORT**

Planning & Zoning Commission: February 9, 2004

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**APPLICANT:** Glen Lakes Partnership **FILE NUMBER:** P-04-05(C)

**PURPOSE:** Conditional Plat approval for Glen Lakes Phase 2 Unit 2AB

**GENERAL**

**LOCATION:** West of Glen Lakes Phase 1, approximately 1 mile west of US Highway 19

**LEGAL**

**DESCRIPTION:** A portion of Sections 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, FL

**ZONING:** CPDP

**FILE STATUS:** All legal obligations have been completed.

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**LETTERS:** FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Glen Lakes Phase 2 Unit 2AB. This development is located west of Glen Lakes Phase 1, approximately 1 mile west of US Highway 19 and consists of 468 residential lots (198 villa lots and 270 single family lots) on 282.96 acres.

The roads within the project are private. The applicant is proposing a cul-de-sac road (north end of phase 2) approximately 800' in length which exceeds the maximum allowable length of 600'. This cul-de-sac road was not indicated on the approved master plan. The modification is considered non-substantial. The Planning Department recommends approval of this length because the geometric features of the collector roadway at this location would preclude the connection of the local street.

The proposed development will utilize central water and sewer systems served by Hernando County. The developer has a water and sewer agreement with the County.

The applicant has decided to provide the land clearing and tree removal plan in accordance with the Landscaping Ordinance Sec. 10-28 during the construction drawing review phase and not the conditional plat review phase. If the proposed site improvements need to be relocated to save specimen and/or majestic trees, that may necessitate revising the conditional plat requiring Planning and Zoning Commission approval.

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

**STAFF RECOMMENDATION:**

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Glen Lakes Phase 2 Unit 2AB 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. Indicate the proposed sidewalk locations within local streets on the conditional plat.
3. The cul-de-sac length (located within the northern portion of phase 2) is approved at over the maximum 600'.
4. The applicant must conform to Hernando County Facility Design Guidelines.
5. The applicant shall conduct geophysical testing within all DRAs to determine the presence and extent of any subsurface karst features prior to construction drawing approval.
6. Remove the word “commercial” from statement “ Future commercial per B.C.C. resolution #2001-154 stipulation # 8”, for access to the north,
7. The applicant must show the 15' separation strips (as stated for compliance under the Zoning Ordinance Article VIII Section 1(M) #3 Fire Protection Plan) as easements on the conditional plat.
8. 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 Glen Lakes Phase 2 Unit 2AB subject to the following modified conditions.

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. Indicate the proposed sidewalk locations within local streets on the conditional plat.
3. The cul-de-sac length (located within the northern portion of phase 2) is approved at over the maximum 600'.
4. The applicant must conform to Hernando County Facility Design Guidelines, unless a variance is obtained

5. The applicant shall conduct geophysical testing within all DRAs as shown on the conditional plat to determine the presence and extent of any subsurface karst features prior to construction drawing approval.
6. Remove the word “commercial” from statement “ Future commercial per B.C.C. resolution #2001-154 stipulation # 8", for access to the north,
7. The applicant must show the 15' separation strips (as stated for compliance under the Zoning Ordinance Article VIII Section 1(M) #3 Fire Protection Plan) as easements on the conditional plat.
8. 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.
9. The developer shall disclose to potential buyers that the property coastal zone maybe subject to hurricane evacuation.