

**STAFF REPORT**

Planning & Zoning Commission: September 13, 2004

Planning & Zoning Commission: September 27, 2004

Planning & Zoning Commission: October 4, 2004

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**APPLICANT:** Pulte Home Corporation **FILE NUMBER:** P-04-15(C)

**PURPOSE:** Conditional Plat approval for Trillium Villages A & B and Park “A”

**GENERAL**

**LOCATION:** East side of Suncoast Parkway, lying 1/4 mile north of County Line Road

**LEGAL**

**DESCRIPTION:** A portion of Section 35, Township 23 South, Range 18 East, Hernando County, FL

**ZONING:** PDP(SF)

**FILE STATUS:** All requirements necessary to conduct the public hearing have been satisfied.

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

The applicant is requesting conditional plat approval for Trillium Villages A & B and Park “A”. This tract is located on the east side of the Suncoast Parkway, lying 1/4 mile north of County Line Road consisting of 445 single family units on 157.2 acres.

The local roads within the project will be gated and privately maintained. All other roads of collect road status or greater shall be public. The proposed development will utilize Hernando County central water and sewer systems. The developer will be responsible for extending both the water and sewer lines to the project site. The developer will need to obtain water and sewer agreements with the County prior to construction drawing approval.

The county and the developer are negotiating an agreement on issues pertaining to County Line Road as required by condition of the rezoning. Upon the Board of County Commissioner’s approval of this agreement, the certificate of concurrency will be issued.

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 Trillium Villages A & B and Park “A” 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 applicant shall conduct geophysical/geotechnical subsurface surveys within any proposed drainage retention areas. Results shall be reported to the County staff and used in the design layout of the project
3. The county and developer shall enter into an agreement on issues pertaining to County Line Road prior to construction drawing approval. Upon the Board of County Commissioner's approval of this agreement, the transportation portion of concurrency will be insured. If the BCC denies the agreement the conditional plat will become null and void.

**P&Z ACTION:**

On September 13, 2004, the Planning and Zoning Commission voted 5-0 to postpone this petition until the September 27, 2004, P&Z meeting due to the threat of Hurricane Ivan.

On September 27, 2004, the Planning and Zoning Commission voted 3-0 to postpone this petition until the October 4, 2004, P&Z meeting at 10:30 A.M. due to the on-going recovery efforts from Hurricane Jeanne.

On October 4, 2004, the Planning and Zoning Commission voted 3-1 to approve the conditional plat of Trillium Villages A & B and Park "A" 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 applicant shall conduct geophysical/geotechnical subsurface surveys within any proposed drainage retention areas. Results shall be reported to the County staff and used in the design layout of the project
3. The county and developer shall enter into an agreement on issues pertaining to County Line Road prior to construction drawing approval. Upon the Board of County Commissioner's approval of this agreement, the transportation portion of concurrency will be insured. If the BCC denies the agreement the conditional plat will become null and void.