

**STAFF REPORT**

Planning & Zoning Commission: January 12, 2004

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**APPLICANT:** Trifoliata Development, Inc. **FILE NUMBER:** P-04-01(C)

**PURPOSE:** Conditional Plat approval for Trifoliata Development

**GENERAL**

**LOCATION:** At the northeast corner of the Suncoast Parkway and Powell Road

**LEGAL**

**DESCRIPTION:** A portion of Section 11, Township 23 South, Range 18 East, Hernando County, FL

**ZONING:** PDP(SF)

**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 Trifoliata Development. This development is located at the northeast corner of the Suncoast Parkway and Powell Road and consists of 165 single family lots and a 2 acre open space and recreation area on 49 acres.

The roads within the project are private and the proposed tract will utilize central water and sewer systems served by Hernando County Utilities Department.

There are conditional plat issues that still need to be addressed by the applicant prior to the staff making a recommendation to the Planning and Zoning Commission on the conditional plat.

**STAFF RECOMMENDATION:**

The Planning Staff recommends the Planning and Zoning Commission postpone the conditional plat of Trifoliata Development. Upon the applicant addressing the conditional plat issues, the Planning Department will place the conditional plat on the next scheduled Planning Zoning Commission meeting agenda.

**P&Z ACTION:**

The Planning and Zoning Commission voted 5-0 to approve the conditional plat for Trifoliata Development 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 Hernando County Facility Design Guidelines and FDOT design criteria.
3. Show the necessary road right-of-way for expansion of Powell Road as anticipated by the Comprehensive Plan and project traffic on the conditional plat.
4. Show a minimum of one access to the east, aligned with an existing roadway on the conditional plat.
5. Show the location of Spring Parkway on the conditional plat.
6. Show road right-of-way widths on the conditional plat.
7. Show realignment of internal street intersection to meet 70 degree criteria.
8. Indicate if the development is to be public or private on the conditional plat.
9. Show all topo elevations on the conditional plat.
10. Show existing utility lines servicing the development on the conditional plat.
11. Show sidewalks on the conditional plat.
12. The developer must extend water and sewer service to the development site.
13. 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.