

STAFF REPORT

Planning & Zoning Commission: November 8, 2004

APPLICANT: Winnie and Thomas Yang and Kenneth Yang **FILE NUMBER:** P-04-19(C)

PURPOSE: Conditional Plat approval for Yang Property Commercial Office

GENERAL

LOCATION: South side of SR 50, approximately 1/3 mile east of Lykes Dublin Road

LEGAL

DESCRIPTION: A portion of Section 30, Township 22 South, Range 19 East, Hernando County, FL

ZONING: AG

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

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Yang Property Commercial Office. This proposed development is for 9 commercial lots on 16.5 acres. The site is located on the south side of SR 50, approximately 1/3 mile east of Lykes Dublin Road.

The frontage road and access tract within the project will be private, and will comply with Facility Design Guidelines. The frontage road will provide a connection to the hospital development (under construction) to the west and extend eastward to the eastern boundary of this project.

The proposed tract will utilize central water and sewer systems. The City of Brooksville has indicated that the site is within the City's water and sewer first right of service area. The City has also stated that they can provide water and sewer service under the terms provided in a water and sewer agreement. The County Utilities Department has indicated that they will be able to provide water and sewer service depending upon the developer meeting HCUD service requirements.

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 Yang Property Commercial Office 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 must conform to Hernando County Facility Design Guidelines.
3. The access drive from SR50 to the proposed frontage road shall be redesigned as an access tract as indicated on the conditional plat "Access Tract Typical Section".
4. 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.
5. The Developer shall obtain Utility Agreements for water and sewer service prior to construction drawing approval.
6. A left turn lane shall be provided at the Hospital access roadway connecting to the frontage road proposed for this project. The County Engineer must approve its design prior to construction drawing approval for this development.

P&Z ACTION:

The Planning and Zoning Commission voted 5-0 to approve the conditional plat of Yang Property Commercial Office 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. The applicant must conform to Hernando County Facility Design Guidelines.
3. The access drive from SR50 to the proposed frontage road shall be redesigned as an access tract as indicated on the conditional plat "Access Tract Typical Section".
4. 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.
5. The Developer shall obtain Utility Agreements for water and sewer service prior to construction drawing approval.
6. ~~A left turn lane shall be provided at the Hospital access roadway connecting to the frontage road proposed for this project.~~ The County Engineer must approve its the left turn lane design at the

Hospital access roadway connection to the frontage road proposed for this project prior to construction drawing approval for this development.