

STAFF REPORT

Planning & Zoning Commission: April 11, 2005

APPLICANT: Dale Ladd/Ladd Development **FILE NUMBER:** P-05-01(C)

PURPOSE: Conditional Plat approval for Crown Pointe

GENERAL

LOCATION: Lying west side of Anderson Snow Road, approximately 3/4 mile north of County Line Road

LEGAL

DESCRIPTION: A portion of Section 34, Township 23 South, Range18 East, Hernando County, FL

ZONING: PDP(SF)

FILE STATUS: All requirements have been completed.

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

The applicant is requesting conditional plat approval for Crown Pointe. This development consists of 54 single family lots on 21.67 acres, located on the west side of Anderson Snow Road approximately 3/4 mile north of County Line Road.

The roads within the project are proposed to be public with a road connection to the adjoining northern undeveloped parcel. The project will utilize central water and sewer systems served by the county. The developer will be required to connect to the county's water and sewer systems at their own expense.

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 Crown Pointe 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 applicant shall conduct geophysical/geotechnical subsurface surveys within the depression area of lot 3 and any proposed drainage retention areas. Results shall be reported to the County staff and used in the design layout of the project at the construction drawing review process.
4. The Developer must provide a 5' access reservation strip along the eastern property line of lot 1 adjacent to Anderson Snow Road right-of-way.
5. The 20' dimension indicated within the Landscape Area detail for the entrance road right-of-way is incorrect. It must be changed to 50'.
6. The Developer shall dedicate 20' for additional road right-of-way bordering along the western boundary of Anderson Snow Road.
7. The Developer must provide a left turn lane northbound on Anderson Snow Road.
8. The applicant must submit a revised conditional plat reflecting the approval conditions to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice. Staff approval of the revised conditional plat must occur within 6 months from receiving the approval notice. If not, the conditional plat will become null and void.

P&Z ACTION:

The Planning and Zoning Commission voted 5-0 to approve the conditional plat of Crown Pointe with the following unmodified 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 applicant shall conduct geophysical/geotechnical subsurface surveys within the depression area of lot 3 and any proposed drainage retention areas. Results shall be reported to the County staff and used in the design layout of the project at the construction drawing review process.
4. The Developer must provide a 5' access reservation strip along the eastern property line of lot 1 adjacent to Anderson Snow Road right-of-way.
5. The 20' dimension indicated within the Landscape Area detail for the entrance road right-of-way is incorrect. It must be changed to 50'.

6. The Developer shall dedicate 20' for additional road right-of-way bordering along the western boundary of Anderson Snow Road.
7. The Developer must provide a left turn lane northbound on Anderson Snow Road.
8. The applicant must submit a revised conditional plat reflecting the approval conditions to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice. Staff approval of the revised conditional plat must occur within 6 months from receiving the approval notice. If not, the conditional plat will become null and void.