

STAFF REPORT

Planning & Zoning Commission: January 10, 2005
Planning & Zoning Commission: February 14, 2005

APPLICANT: William Commander **FILE NUMBER:** P-05-04(C)

PURPOSE: Conditional Plat approval for Huntington Woods Estates

GENERAL LOCATION: West of Huntington Woods Avenue, approximately 1,500' south of Coronado Drive

LEGAL DESCRIPTION: A portion of Section 33, Township 23 South, Range 18 East, Hernando County, FL

ZONING: AG

FILE STATUS: All requirements have been completed.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Huntington Woods Estates. This development consists of 32 single family lots on 20 acres located west of Huntington Woods Avenue, approximately 1,500' south of Coronado Drive.

The proposed roads within the project are to be private with an entrance gate at the entrance of the site on Huntington Woods Avenue. The applicant is not proposing to provide other road rights-of-way access points to other surrounding undeveloped areas to the north and west. The County's LDRs require interconnections be considered every 1320'. The Planning staff is of the opinion that improved roadway interconnections are necessary for the area. The Planning staff is opposed to the proposed private roadways and gated access.

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission deny the conditional plat of Huntington Woods Estates.

P&Z ACTION:

On January 10, 2005, the P&Z adjourned the associated rezoning petition to their February 14, 2005, public hearing. Staff indicated the conditional plat would be rescheduled for a future agenda and no further action was taken.

On February 14, 2005, the P&Z voted 4-1 to recommend the Board of County Commissioners deny the associated rezoning petition. Staff indicated the conditional plat would be rescheduled for a future agenda and no further action was taken.