

**STAFF REPORT**

Planning & Zoning Commission: November 14, 2005

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**APPLICANT:** Coral Bay Construction **FILE NUMBER:** P-05-05(C)

**PURPOSE:** Discuss Conditional Plat condition of approval for Palm Court Estates previously approved by the P&Z

**GENERAL**

**LOCATION:** Lying at the west end of Hoover Street, approximately 800' east of Angora Street

**LEGAL**

**DESCRIPTION:** A portion of Section 24, Township 23 South, Range 17 East, Hernando County, FL

**ZONING:** R1C

**FILE STATUS:** All requirements have been completed.

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The applicant has requested to discuss one of the conditions previously approved by the P&Z for Palm Court Estates conditional plat approval. The applicant is in disagreement with the Planning Department, which has stated that P&Z condition #9 has not been met. The condition states that the conditional plat shall provide road right-of-way access connection to the north vacant parcel. The applicant believes they have met this condition with the proposed road extension of Hoover Street providing road access to a vacant parcel on the north side of this road. Staff's response has been that the northern vacant parcel stated within the condition, is that of the vacant parcel adjacent to the extreme northern property line of the project, and not the vacant parcel on north side of the proposed Hoover Street extension.

Attached is the staff report that was presented to the P&Z for the February 14, 2005 meeting.

This proposed development consists of 11 single family lots on 7.70 acres located at the west end of Hoover Street, approximately 800' east of Angora Street.

The applicant has provided two conditional plats. One showing road access to the northern most boundary, and the other showing what the applicant believes is addressing P&Z condition #9.

On February 14, 2005 the Planning and Zoning Commission voted 5-0 to approve the conditional plat of Palm Court Estates 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 must conform to Hernando County Facility Design Guidelines.
3. 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.
4. One of the three lots proposed on the northern boundary of the subject property may have a septic drainfield developed within the SPA.
5. The Developer shall obtain authorization from Progress Energy to allow road and drainage construction within their easement, prior to construction drawing approval.
6. The conditional plat shall indicate road right-of way width.
7. The conditional plat shall provide a typical road right-of-way cross section.
8. The conditional plat shall indicate project boundary.
9. The conditional plat shall provide road right-of-way access connection to the north vacant parcel.
10. The applicant must submit a revised conditional plat 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.

**STAFF RECOMMENDATION:**

Planning staff is recommending to the Planning and Zoning Commission that the applicant be required to connect to the northern most boundary line adjoining the adjacent 18 acre parcel, as indicated on the conditional plat showing the connection.

**P&Z ACTION:**

The Planning and Zoning Commission voted 4-1 for the applicant to connect to the extreme northern property line adjoining the adjacent 18 acre parcel, as indicated on the conditional plat showing the connection, along with providing a reserved access strip along the north side of Hoover Street adjacent to the 2 ½ acre parcel to the north.