

STAFF REPORT

Planning & Zoning Commission: January 9, 2006

APPLICANT: Community National Bank **FILE NUMBER:** P-05-10(C)

PURPOSE: Conditional Plat approval for Spring Hill Acres

GENERAL

LOCATION: Lying between Candy Lane and California Street on the north side of Spring Hill Drive

LEGAL

DESCRIPTION: A portion of Section 13, Township 23 South, Range 18 East, Hernando County, FL

ZONING: PDP(GC)

FILE STATUS: All requirements have been completed.

LETTERS: FOR: 0 AGAINST: 1

The applicant is requesting conditional plat approval for Spring Hill Acres. This development consists of 7 commercial lots on 12.3 acres lying between Candy Lane and California Street on the north side of Spring Hill Drive.

The proposed roads within the project will be private. The County, Hernando County School Board and Developer are proceeding with an agreement in which the county constructs the eastern-bound left hand turn lanes along Spring Hill Drive relative to the ingress into this proposed subdivision, in exchange for the developer donating certain lands along Spring Hill Drive and California Street as additional road rights-of-way to the County.

The proposed development will utilize central water and sewer systems served by the county.

The conditional plat has been reviewed by the various County agencies and found to be consistent with County standards with conditions.

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Spring Hill Acres 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 conditional plat shall indicate 5' sidewalks on the roadway section.
4. The conditional plat shall show a right turn lane into the project per the traffic study.
5. The conditional plat shall show sidewalks along Spring Hill Drive.
6. The developer shall enter into a Developer's Agreement with the County and School Board prior to construction drawing approval, in which the county constructs the eastern-bound left hand turn lanes along Spring Hill Drive relative to the ingress into this proposed subdivision, in exchange for the developer donating certain lands along Spring Hill Drive and California Street as additional road rights-of-way to the County .
7. 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.

P&Z ACTION:

The Planning and Zoning Commission voted 5-0 to approve the conditional plat of Spring Hill Acres 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 conditional plat shall indicate 5' sidewalks on the roadway section.
4. The conditional plat shall show a right turn lane into the project per the traffic study.
5. The conditional plat shall show sidewalks along Spring Hill Drive.
6. The developer shall enter into a Developer's Agreement with the County and School Board prior to construction drawing approval, in which the county constructs the eastern-bound left hand turn lanes along Spring Hill Drive relative to the ingress into this proposed subdivision, in exchange for the developer donating certain lands along Spring Hill Drive and California Street as additional road rights-of-way to the County .

7. 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.

8. It will be up to the discretion of the County Engineer to permit the construction of the southern entrance on Candy Lane under phase 1 or in phase 2 (if proposed).

9. Setbacks will be from the existing right-of-way lines.