

STAFF REPORT

Planning & Zoning Commission: August 8, 2005

APPLICANT: Avalon Development, LLC **FILE NUMBER:** P-05-18(C)

PURPOSE: Conditional Plat approval for Villages at Avalon

GENERAL

LOCATION: North of County Line Road, west of Anderson Snow Road

LEGAL

DESCRIPTION: A portion of Section 34, Township 23 South, Range 18 East, Hernando County, FL

ZONING: CPDP & PDP(SF)

FILE STATUS: All requirements have been completed.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for an additional 22 residential lots within a 10 acre area surrounded by Villages at Avalon. It will connect to Villages at Avalon, bringing the total number of proposed lots to 819 on 375 acres. Construction drawings for the northern portion of Villages at Avalon, which is north of this development was approved by the BCC. This project is located north of County Line Road, west of Anderson Snow Road.

The roads within this project will be public. The project 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.

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Villages at Avalon 22 additional lots 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 note stating “private access easement improvements not included with Avalon Development” must removed.
4. 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 4-1 to approve the conditional plat of Village at Avalon 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 note stating “private access easement improvements not included with Avalon Development” must removed.
4. 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.