

STAFF REPORT

Planning & Zoning Commission: August 8, 2005

APPLICANT: Outlook Developing **FILE NUMBER:** P-05-23(C)

PURPOSE: Conditional Plat approval for Townhomes of Windmere Hills

GENERAL

LOCATION: Approximately 1,500' north of SR50, lying approximately 900' east of Suncoast Parkway

LEGAL

DESCRIPTION: A portion of Section 32, Township 22 South, Range 21 East, Hernando County, FL

ZONING: PDP(MF)

FILE STATUS: All requirements have been completed.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Townhomes of Windmere Hills. This tract consists of 16 townhouse lots on 1.63 acres and is located approximately 1,500' north of SR50, lying approximately 900' east of Suncoast Parkway.

The road within the project is private and the proposed tract will utilize central water and sewer systems.

This project is proposing that each townhouse will be constructed on a lot. These homes will be attached having no side setback. Each home must meet the building codes. The access road shall provide adjacent parking spaces and driveways to serve each lot.

The zoning code requires projects of this nature containing 12 or more units to provide a minimum of 15 percent of the gross site for open space with 50 percent of the open space contained in areas of at least 500 square feet each with a minimum dimension of 15 feet. The applicant will be required to provide the appropriate open space for the project.

The roadway within the project does not meet county standards for right-of-way width and design. The County Engineer is of the opinion that because of the small size of the project, the private street, and the historic master plan, the County would recommend the Planning and Zoning Commission grant a variance to the project allowing the proposed roadway design.

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

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat and a variance for roadway design of Townhomes of Windmere Hills with the following 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 demonstrate compliance with the parking regulations.
4. The applicant shall indicate lot lines for lots1 and 2.
5. The applicant must provide 15' separation between buildings.
6. The applicant shall clearly delimit the access road and parking area..
7. The applicant shall provide open space as required by the Land Development Regulations.
8. 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 Townhomes of Windmere Hills 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 demonstrate compliance with the parking regulations.
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