

STAFF REPORT

Planning & Zoning Commission: February 13, 2006

APPLICANT: Emerson Oaks, LLC **FILE NUMBER:** P-05-29(C)

PURPOSE: Conditional Plat approval for Emerson Oaks

GENERAL

LOCATION: Approximately 360' south of SR50, lying on the west side of Emerson Road

LEGAL

DESCRIPTION: A portion of Section 26, Township 22 South, Range 19 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 Emerson Oaks. This development consists of 248 multi-family units on 23.45 acres located approximately 360' south of SR50, lying on the west side of Emerson Road.

The proposed roads within the project are to be private with entrance gates at both access points. These access points will connect to the proposed 50' road right-of-way (public) that will connect to Emerson Road and to Oxley Road.

This subdivision layout is not traditional where the lots have direct access onto the road right-of-way; however, the applicant will provide adequate access from the parking area to each multi-family lot.

Central water and sewer service will be provided by the City of Brooksville.

The review of sidewalks from the project to the entrance of the school will be considered at the time of construction plan approval.

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

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Emerson Oaks 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 applicant shall show on the conditional plat the following:
 - a) Treed roadway area,
 - b) internal sidewalks and sidewalk along Emerson Road,
 - c) left and right turn lanes along Emerson Road,
 - d) the access road from Emerson Road to Oxley Road.
4. The applicant shall indicate on the conditional plat the following as separate tracts: parking areas, DRAs, open spaces, and common areas for accessibility from parking area to the lots.
5. The applicant shall show all certified wetland jurisdictional lines on the construction drawings.
6. The applicant shall design drainage based on the Bystre Lake Drainage Study at the time of construction drawing submittal.
7. The access road from Emerson Road to Oxley Road must be approved at the time of construction approval of the project and must be constructed at the time of project construction.
8. Construction drawings for the project must meet multi-family design standards.
9. 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 P&Z acknowledged the petitioner's request to withdraw the petition and no further action was taken.