

STAFF REPORT

Planning & Zoning Commission: April 9, 2006

APPLICANT: Tri County Development Inc. **FILE NUMBER:** P-05-31(C)

PURPOSE: Conditional Plat approval for Village Van Gogh Phase 2

GENERAL

LOCATION: Approximately 1000' north of the intersection of Elgin Boulevard Road and Fenian Drive, lying at the north end of Fenian Drive.

LEGAL

DESCRIPTION: A portion of Section 4, Township 23 South, Range 18 East, Hernando County, FL

ZONING: PDP(SF)

FILE STATUS: All requirements have been completed.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Village Van Gogh Phase 2. This development consists of 170 single family lots on 88.08 acres located approximately 1000' north of the intersection of Elgin Boulevard Road and Fenian Drive, lying at the north end of Fenian Drive.

The roads within the project are private. The developer shall enter into a developer's agreement which will require them to pay their fair share of offsite transportation improvements to mitigate impacts associated with development of the project

The proposed project will utilize central water and sewer systems served by Hernando County. The developer is required to make utility upgrades and necessary connections.

The subject property is within a WHPA-1 for a public supply well. The proposed use with central services is allowable within this designation .

The on-site soil type is Candler fine sand. Candler fine sand provides a habitat suitable for gopher tortoises and other listed sandhill and scrub species. In addition to gopher tortoises, additional listed species possibly present on this property could included: southeastern American kestrel, Florida burrowing owl, Florida mouse, eastern indigo snake, and Sherman's fox squirrel. The petitioner is required to comply with all applicable Florida Fish and Wildlife Conservation Commission (FWC) regulations.

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 Village Van Gogh Phase 2 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 provide on the conditional plat the following:
 - a) Cul-de-sac radius,
 - b) current version of the typical roadway section from the Hernando County Facility Design Guidelines,
 - c) location and types of easements.
4. The applicant shall pay calculated mitigation and impact fees within 60 days after P&Z approval or the conditional plat will become null and void.
- 5.. The Developer shall obtain authorization from Progress Energy to allow road construction within their easement, prior to construction drawing approval.
6. The developer shall make utility upgrades and necessary connections.
7. The proposed northern gated entrance shall meet design standards and not impact lot 38 access or the lot must be reconfigured to meet requirements.
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.