

STAFF REPORT

Planning & Zoning Commission: December 12, 2005

APPLICANT: Pulte Home Corp. **FILE NUMBER:** P-05-37(C)

PURPOSE: Conditional Plat approval for Trillium Village "C"

GENERAL

LOCATION: Approximately 1/2 mile north of the intersection of County Line Road and Trillium Boulevard, lying east of Trillium Boulevard

LEGAL

DESCRIPTION: A portion of Section 35, 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 Trillium Village "C". This development consists of 187 single family lots on 49.07 acres is located approximately 1/2 mile north of the intersection of County Line Road and Trillium Boulevard, lying east of Trillium Boulevard.

The proposed roads within the project will be public. The applicant is showing access for the adjoining southern property owner along the southern boundary line. Additional design details of this access will be provided for approval by the County Engineer. This design may affect the southern most lots, possibly eliminating one or more lots, in meeting lot size and setback requirements.

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 Trillium Village "C" 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 indicate the sidewalk width as shown in typical roadway section to be 5' on the conditional plat.
4. The applicant shall show on the conditional plat the detailed design of the access to the adjoining southern property owner, subject to approval by the County Engineer. This access cannot be part of the proposed lots within this subdivision.
5. The applicant shall show on the conditional plat the following:
 - a) water and sewer mains to serve the project,
 - b) existing and proposed road right-of-way and easement widths,
 - c) minimum radii of 20' at street corners,
 - d) right-of-ways radii,
 - e) a 5' access reservation strip along the rear property lines of lots adjacent to: Trillium Boulevard; the proposed County Line Road re-alignment; and the southern access to be provided to the adjoining property owner to the south.
6. 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 Trillium Village “C” 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 indicate the sidewalk width as shown in typical roadway section to be 5' on the conditional plat.

4. The applicant shall show on the conditional plat the detailed design of the access to the adjoining southern property owner, subject to approval by the County Engineer. This access cannot be part of the proposed lots within this subdivision.
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