

STAFF REPORT

Planning & Zoning Commission: June 12, 2006

APPLICANT: Pulte Home Corporation **FILE NUMBER:** P-06-10(C)

PURPOSE: Conditional Plat approval for Trillium Villages D & E

GENERAL

LOCATION: A approximately 3000' east of the Suncoast Parkway and approximately ½ mile north of County Line Road

LEGAL

DESCRIPTION: A portion of Section 35, Township 23 South, Range18 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 Villages D & E. This development consists of 259 single family lots on 81.93 acres is located approximately 3000' east of the Suncoast Parkway and approximately ½ mile north of County Line Road.

The roads within the project will be public. The developer has met the performance conditions within the Developer’s Agreement pertaining to the County Line Road Re-alignment. Temporary access to this development will be through Trillium Village “C”, with a temporary emergency connection along the project’s eastern boundary until the County Line Road re-alignment is constructed.

Central water and sewer systems will be provided by Hernando 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 Villages D & E 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 proposed location of tree-lined roadway area.
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.