

STAFF REPORT

Planning & Zoning Commission: November 12, 2007

APPLICANT: Bob Baker, Regency Centers **FILE NUMBER:** P-07-13(C)

PURPOSE: Conditional Plat approval for Shoppes of Spring Hill

GENERAL

LOCATION: At the southeast corner of the Suncoast Parkway and Spring Hill Drive

LEGAL

DESCRIPTION: A portion of Section 14 & 23, Township 23 South, Range 18 East, Hernando County, FL

ZONING: PDP(GC)

FILE STATUS: All requirements have been completed.

Citizen correspondence received as of the date of this report? Yes No

The applicant is requesting conditional plat approval for Shoppes of Spring Hill. This development consists of four (4) commercial tracts and a DRA on 36.30 acres located at the southeast corner of the Suncoast Parkway and Spring Hill Drive.

The roads to serve the project are Spring Hill Drive (existing) and Aerial Way (under construction). Both roads are public. Parking aisles within the development will interconnect traffic flow from tract to tract through the use of cross parking and access easements.

The project will utilize central water and sewer systems served by Hernando County.

The conditional plat has been reviewed by the Planning Department and found to be consistent with the approved master plan and zoning conditions.

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

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of 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 developer shall enter into a proportionate fair share mitigation agreement with the County prior to Construction Drawing approval requiring the developer to pay their share of offsite transportation improvements to mitigate impacts associated with development of the project.