

STAFF REPORT

Planning & Zoning Commission: January 9, 2006

APPLICANT: Hernando Oaks II, LLP **FILE NUMBER:** P-05-39(C)

PURPOSE: Conditional Plat approval for Hernando Oaks Phase 6

GENERAL

LOCATION: Approximately ¾ mile west of US41 and approximately 1 ½ north of Powell Road

LEGAL

DESCRIPTION: A portion of Section 5, Township 23 South, Range 19 East, Hernando County, FL

ZONING: CPDP

FILE STATUS: All requirements have been completed.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Hernando Oaks Phase 6. This development consists of a major local road (90' wide road right-of-way) and the required drainage retention area located approximately ¾ mile west of US41 and approximately 1½ north of Powell Road connecting.

The proposed road within the project is private and is to connect the proposed major local road for phases 3 and 5 of Hernando Oaks.

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 Hernando Oaks Phase 6 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 realign the road as not to encroach into the 10 landscape buffer nor connect to the adjoining western undeveloped land.
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.

P&Z ACTION:

The Planning and Zoning Commission voted 5-0 to approve the conditional plat of Hernando Oaks Phase 6 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 realign the road as not to encroach into the 10 landscape buffer nor connect to the adjoining western undeveloped land.
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.