

STAFF REPORT

Planning & Zoning Commission: April 9, 2006

APPLICANT: Hernando Oaks II LLC **FILE NUMBER:** P-06-01(C)

PURPOSE: Conditional Plat approval for Hernando Oaks Phase 4

GENERAL

LOCATION: Approximately ½ mile west of the intersection of US41 and Powell Road, lying north of Powell Road

LEGAL

DESCRIPTION: A portion of Section 8, Township 23 South, Range 19 East, Hernando County, FL

ZONING: CPDP

FILE STATUS: All requirements have been completed.

LETTERS: FOR: 0 AGAINST: 1

The applicant is requesting conditional plat approval for Hernando Oaks Phase 4. This development consists of 92 single family lots on 40.2 acres located approximately ½ mile west of the intersection of US41 and Powell Road, lying north of Powell Road.

The roads within the project are private and the proposed project will utilize central water and sewer systems served 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 Hernando Oaks Phase 4 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) 30' Drainage right-of-way (DROW),
 - b) Left/right turn lanes along Powell Road,
 - c) 100 Year Stormwater Storage on site,
 - d) 98' of right-of-way for the collector road,
 - e) Road section for roadway off of Powell Road.
4. The developer shall provide 80' of road right-of-way from centerline of Powell Road.
5. The developer shall pay proportioned costs to install traffic light along Powell Road when warranted.
6. The applicant shall provide a 100 Year Flood Elevation from proposed SWFWMD flood study.
7. 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.