

STAFF REPORT

Planning & Zoning Commission: May 12, 2003

APPLICANT: Bluestone Construction **FILE NUMBER:** P-03-07(C)

PURPOSE: Conditional Plat approval for South Hernando US 19 Commerce Center

GENERAL

LOCATION: Approximately 3,200' north of County Line Road, lying on the west side of US 19 (Commercial Way)

LEGAL

DESCRIPTION: A portion of Section 31, Township 23 South, Range 17 East, Hernando County, FL

ZONING: C2

FILE STATUS: All legal obligations have been completed.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for replatting a portion of South Hernando US 19 Commerce Center. This tract is located approximately 3,200' north of County Line Road, lying on the west side of US 19 (Commercial Way) and consists of 10 commercial lots on 17.06 acres.

The applicant is requesting to replat lots 4, 5, 6, 7, 8, 9, 10, and 11, of Block 5, South Hernando US 19 Commerce Center creating: additional roads, 2 DRAs, and 2 additional lots totaling 10. The lots will be reduced in size.

The roads and DRAs within the project are to be public. The proposed access point(s) onto US 19 enter into a 10' Restrictive Access Easement as recorded within the plat of South Hernando US 19 Commerce Center. This encroachment into the easement will require Board of County Commissioners approval.

The proposed development will utilize central water and sewer systems served by Florida Water Service.

The on-site soil type is candler fine sand. The soils and habitat are suitable for gopher tortoises. Since there is the potential for this species of special concern to be present, a Florida Fish and Wildlife Conservation Commission permit may be required prior to site development.

The existing plated lot 2 thru 11 of Block 5 were granted front setback variance from US 19 from 125' to 75', with the stipulation that a minimum of 25' for a landscaped separation strip be provided along US 19 as required in the general highway planned development project standards.

The Planning and Engineering Departments are recommending that the following proposed roads be eliminated:

Between lot 4 and the DRA: This road serves no additional purpose to assist traffic flow pattern within the development.

Between lots 6 and 7: This road is not necessary as a access point onto US 19. The project will have adequate access points onto US 19 from: the proposed road between lots 4 and 5; and via Suzanne Drive connection on US 19.

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

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of South Hernando US 19 Commerce Center subject to:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. Developer shall provide a 1" asphalt overlay to Suzanne Drive within the project limits.
3. Proposed roads between: lot 4 and the DRA; and lots 6 and 7 must be eliminated.
4. All proposed road rights-of-way must be built to frontage Road Standards.
5. All access driveway locations for each lot must be approved by the Engineering Department.
6. The proposed access point(s) (as shown on the conditional plat) must be approved by the Board of County Commissioners prior to construction drawing approval.
7. In addition to those access reservation strips shown on the conditional plat, the developer shall provide 5' access reservation strips to the County along the entirety of the northern lot line of lot 8 and along both sides of the roadway between lots 4 & 5 to a depth of 150 feet from U.S. 19.
8. Applicant must submit the revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission 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 South Hernando US 19 Commerce Center 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. Developer shall provide a 1" asphalt overlay to Suzanne Drive within the project limits.
3. Proposed roads between: lot 4 and the DRA; and lots 6 and 7 must be eliminated.
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