



The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Pristine Place 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 relocate the proposed western stub out, north of the depression area proposed for a DRA or provide other calming devices acceptable to the County Engineer.
3. The applicant must relocate the stub out to the southern parcel approximately 120' to the east to align with the proposed intersection to the east on the subject parcel.
4. The developer shall meet the Hernando County Facility Design Guidelines.
5. The applicant shall conduct geophysical/geotechnical subsurface surveys within any proposed drainage retention areas. Results shall be reported to Planning staff and used in the design layout of the project.
6. The 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 3-1 to approve the conditional plat of Pristine Place Phase 6 subject to the following modified 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 locate the proposed western stub out, to a point acceptable to the County Engineer or provide other calming devices acceptable to the County Engineer.
3. The applicant must relocate the stub out to the southern parcel to a point acceptable to the County Engineer.
4. The developer shall meet the Hernando County Facility Design Guidelines.
5. The applicant shall conduct geophysical/geotechnical subsurface surveys within any proposed drainage retention areas. Results shall be reported to Planning staff and used in the design layout of the project.

6. The 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.