

APPLICANT: Annette & Jim Cheze **FILE NUMBER:** P-04-17(C)

PURPOSE: Conditional Plat approval for Cheze Subdivision

GENERAL

LOCATION: Lying south of Powell Road approximately 350' west of Spring Lake Highway

LEGAL

DESCRIPTION: A portion of Section 16, Township 23 South, Range 20 East, Hernando County, FL

ZONING: PDP(RUR)

FILE STATUS: All requirements necessary to conduct the public hearing have been satisfied.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Cheze Subdivision. This development consisting of 4 single family lots on 5 acres lies south of Powell Road approximately 350' west of Spring Lake Highway.

The road within the project is private. The developer will provide 40' of road right-of-way from the Powell Road centerline. This will be done at the time of platting.

The proposed project will utilize individual wells for water service and individual septic systems for sewer service.

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

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Cheze Subdivision 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 conduct geophysical/geotechnical subsurface surveys within any proposed drainage retention areas. Results shall be reported to the County staff and used in the design layout of the project.
4. The applicant shall provide necessary easements for drainage and utilities on the final plat.
5. A 5' access reservation strip shall be provided along the northern property line of lots 1 and 4.
6. The applicant must submit a revised conditional plat (signed and sealed) 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:

On October 11, 2004, the Planning and Zoning Commission voted 5-0 to approve the conditional plat of Cheze Subdivision 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 conduct geophysical/geotechnical subsurface surveys within any proposed drainage retention areas. Results shall be reported to the County staff and used in the design layout of the project.
4. The applicant shall provide necessary easements for drainage and utilities on the final plat.
5. A 5' access reservation strip shall be provided along the northern property line of lots 1 and 4.
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