

STAFF REPORT

Planning & Zoning Commission: October 11, 2004

APPLICANT: Robert J. Goldstein, President, Lincoln Trust Company
FILE NUMBER: P-04-20(C)

PURPOSE: Conditional Plat approval for Calusa Parcel

GENERAL

LOCATION: Lying west of Suncoast Boulevard approximately ½ mile north of County Line Road

LEGAL

DESCRIPTION: A portion of Section 35, Township 23 South, Range 17 East, Hernando County, FL

ZONING: AR2

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 Calusa Parcel. This development consisting of 30 single family lots on 19.68 acres west of Suncoast Boulevard approximately ½ mile north of County Line Road.

The roads within the project are public. Under the zoning approval by the BCC, the developer was required to ensure that Suncoast Boulevard will be paved simultaneously with the project construction down to County Line Road to County standards to the maximum extent practicable.

The proposed project will utilize central water for water service by Hernando County. Sewer service will be provided by individual septic systems.

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 Calusa Parcel 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. The applicant shall complete numbering all lots consecutively.
6. The developer shall provide a detail of the enhanced vegetative buffer along the western project boundary adjacent to Spring Hill lots during the construction drawing review process.

P&Z ACTION:

On October 11, 2004, the Planning and Zoning Commission voted 5-0 to approve the conditional plat of Calusa Parcel subject to the following unmodified conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision
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. The applicant shall complete numbering all lots consecutively.
6. The developer shall provide a detail of the enhanced vegetative buffer along the western project boundary adjacent to Spring Hill lots during the construction drawing review process.