

**STAFF REPORT**

Planning & Zoning Commission: July 12, 2004

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**APPLICANT:** CRF-Coach 1, LLC. **FILE NUMBER:** P-04-06(C)

**PURPOSE:** Conditional Plat approval for Silverthorn Commercial

**GENERAL**

**LOCATION:** Lying north side of Powell Road and south side of Secretariat Run, between Barclay Avenue and Mallard Lake Drive

**LEGAL**

**DESCRIPTION:** A portion of Section 10, Township 23 South, Range 18 East, Hernando County, FL

**ZONING:** PDP(GC)

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

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**LETTERS:** FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Silverthorn Commercial. This development is on the north side of Powell Road and south side of Secretariat Run, between Barclay Avenue and Mallard Lake Drive and consists of three commercial lots and an existing drainage retention area on 11.19 acres.

The proposed access drive within the project will be privately owned and maintained by the Property Owners Association. Cross access easements will be provided for each lot. The project will utilize central water and sewer systems served by Hernando County. The developer will obtain the water and sewer agreements with the County.

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 Silverthorn Commercial 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 developer shall provide cross access easements for each lot.

3. The Silverthorn Homeowners Association and the developer must mutually agree for access to Mallard Lake Drive.
4. The applicant must provide a 5' access reservation strip along the entire project boundary except for approved driveway connections.
5. The applicant must provide a traffic study acceptable to the County Engineering Department prior to construction drawing approval.
6. The applicant shall extend the 20' additional road right-of-way along Barclay Avenue within the existing DRA.
7. The DRA shall be dedicated to the County at the time of recording of the final plat.
8. The applicant shall conduct geotechnical study within any proposed drainage retention areas. The results shall be used to assist the proposed construction drawings design.
9. 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 or the conditional plat shall be deemed null and void . If the Staff has not received a conditional plat reflecting all of the approval conditions within 6 months the conditional plat shall be deemed null and void.

**P & Z ACTION:**

The Planning and Zoning Commission voted 5-0 to approve the conditional plat of Silverthorn Commercial subject to the unmodified conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The developer shall provide cross access easements for each lot.
3. The Silverthorn Homeowners Association and the developer must mutually agree for access to Mallard Lake Drive.
4. The applicant must provide a 5' access reservation strip along the entire project boundary except for approved driveway connections.
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