

STAFF REPORT

Planning & Zoning Commission: December 13, 2004

APPLICANT: Donald Jones **FILE NUMBER:** P-04-22(C)

PURPOSE: Conditional Plat approval for South Bayport Addition

GENERAL

LOCATION: At the southwest corner of Alpaca Drive and Westwind Street, lying north of Shoal Line Boulevard

LEGAL

DESCRIPTION: A portion of Section 31, Township 22 South, Range 17 East, Hernando County, FL

ZONING: R1A

FILE STATUS: All requirements have been completed.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for South Bayport Addition. This project consists of 3 single family lots on .83 acres located at the southwest corner of Alpaca Drive and Westwind Street, lying north of Shoal Line Boulevard. This site is part of the existing South Bayport subdivision.

The roads serving the project are county owned and maintained. The developer is required to construct a hammerhead turnaround at the southern end of West Wind Street. This will provide adequate turning for vehicles on the existing paved road.

The proposed site will utilize existing central water and sewer systems provided by 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 South Bayport Addition 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 for the construction of the hammerhead turnaround at the southern end of Westwind Street.

P&Z ACTION:

The Planning and Zoning Commission voted 4-1 to approve the conditional plat of South Bayport Addition 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 for the construction of the hammerhead turnaround at the southern end of Westwind Street.