

STAFF REPORT

Planning & Zoning Commission: December 13, 2004

APPLICANT: Lawrence Self **FILE NUMBER:** P-04-23(C)

PURPOSE: Conditional Plat approval for Masaryktown Addition

GENERAL

LOCATION: West side of Roosevelt Avenue, lying between Mudron Street on the north side and Palacky Street on the south side

LEGAL

DESCRIPTION: A portion of Section 36, Township 23 South, Range 18 East, Hernando County, FL

ZONING: R1B

FILE STATUS: All requirements have been completed.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Masaryktown Addition. This development consists of 4 single family lots on 4.14 acres located on the west side of Roosevelt Avenue, lying between Mudron Street on the north side and Palacky Street on the south side. This site was part of the Masaryktown Plat; however, under Resolution #96-133 (September 17, 1996) the existing 20 lots and alley way were vacated.

The roads serving the project are existing and county maintained. No road improvements of these roads are required.

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

The applicant is proposing two DRA easements to handle any increase drainage created by new home construction on the proposed lots. The applicant is required to file for construction drawing approval and SWFWMD permit for these DRAs.

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 Masaryktown 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. Project location shown within the location map must be corrected.
3. The applicant must submit a revised conditional plat 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:

The Planning and Zoning Commission voted 5-0 to approve the conditional plat of Masaryktown 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. Project location shown within the location map must be corrected.
3. The applicant must submit a revised conditional plat 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.