

**STAFF REPORT**

Planning & Zoning Commission: September 12, 2005

---

**APPLICANT:** Nantucket Cove Partnership LTD                      **FILE NUMBER:** P-05-21(C)

**PURPOSE:** Conditional Plat approval for Nantucket

**GENERAL**

**LOCATION:** Approximately ½ mile north of County Line Road, west side on US19

**LEGAL**

**DESCRIPTION:** A portion of Section 31, Township 23 South, Range 17 East, Hernando County, FL

**ZONING:** C/PDP(MF) and (HC)

**FILE STATUS:** All requirements have been completed.

---

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

The applicant is requesting conditional plat approval for Nantucket. This development consists of 3 lots (2 commercial and one multi-family) on 17.1 acres located approximately ½ mile north of County Line Road, on the west side on US19.

The proposed road within the project will be a 40' private ingress/egress easement. Other surrounding roads for access are public. The proposed development will utilize central water and sewer systems served by Hernando County,

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

**STAFF RECOMMENDATION:**

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Nantucket 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 indicate on the conditional plat proposed access for lot 3 to Suzanne Drive, for approval by the County Engineer.

4. The applicant shall indicate on the conditional plat a 5' access reservation strip along the lot frontage adjacent to US19.
5. The applicant shall indicate the following on the conditional plat:
  - \* existing road right-of-way widths,
  - \* existing scale of the drawing,
  - \* location map,
  - \* all easement locations and types.
6. The applicant shall eliminate the proposed building and parking design within the multi-family lot on the conditional plat.
7. The applicant shall indicate on the conditional plat sidewalk connection between the multi-family and commercial lots along Suzanne Drive.
8. The applicant shall show on the conditional plat the location of the 40' access drive as an easement totally within one lot and provide a cross access easement for lots 1 & 2 at time of the final plat.
9. The applicant shall obtain approval on the traffic study prior to submitting of construction drawings.
10. 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 2-1 to approve the conditional plat of Nantucket subject to the following modified 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 indicate on the conditional plat proposed access for lot 3 to Suzanne Drive, for approval by the County Engineer.
4. The applicant shall indicate on the conditional plat a 5' access reservation strip along the lot frontage adjacent to US19.
5. The applicant shall indicate the following on the conditional plat:
  - \* existing road right-of-way widths,
  - \* existing scale of the drawing,
  - \* location map,
  - \* all easement locations and types.
6. The applicant shall eliminate the proposed building and parking design within the multi-family lot on the conditional plat.
7. The applicant shall indicate on the conditional plat sidewalk connection between the multi-family and commercial lots along Suzanne Drive.
8. The applicant shall obtain approval on the traffic study prior to submitting of construction drawings.
9. 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.