

STAFF REPORT

Planning & Zoning Commission: November 14, 2005

APPLICANT: Lincoln Trust **FILE NUMBER:** P-05-36(C)

PURPOSE: Conditional Plat approval for Lincoln Trust

GENERAL

LOCATION: Approximately ½ mile east of US19, north side of Centralia Road

LEGAL

DESCRIPTION: A portion of Sections 30 & 31, Township 21 South, Range 18 East, Hernando County, FL

ZONING: PDP(SF)

FILE STATUS: All requirements have been completed.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Lincoln Trust. This development consists of 76 single family lots on 98.65 acres located approximately ½ mile east of US19, on the north side of Centralia Road.

The roads within the project will be private. The approved master plan does not indicate any proposed road connections to adjoining properties.

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

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 Lincoln Trust 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 the correct scale on the conditional plat.
4. The applicant shall number each lot on the conditional plat.
5. The applicant shall show proposed treed roadway area conforming to the landscaping requirements.
6. The applicant shall provide open space calculations on the conditional plat demonstrating compliance with the open space requirements under the PDP rules.
7. The applicant shall show sidewalk width as 5'.
8. The applicant shall provide left/right turn lanes at both entrances or realign the road system to promote major traffic flow unto the main boulevard with minor traffic using secondary entrance.
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.

P&Z ACTION:

The Planning and Zoning Commission voted 5-0 to approve the conditional plat of Lincoln Trust 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.
3. The applicant shall indicate the correct scale on the conditional plat.
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