

STAFF REPORT

Planning & Zoning Commission: February 14, 2005

APPLICANT: Wesleyan Bible Conference Assoc. **FILE NUMBER:** P-05-06(C)

PURPOSE: Conditional Plat approval for Wesleyan Bible Conference, Phase 2

GENERAL

LOCATION: South of Aldersgate Drive, both sides of Good Shepherd's Way

LEGAL

DESCRIPTION: A portion of Section 25, Township 22 South, Range 19 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 Wesleyan Bible Conference, Phase 2, consisting of 20 single family lots on 8.61 acres, located south of Aldersgate Drive, lying on both sides of Good Shepherd's Way.

The road within the project (Good Shepards Way) is existing and privately maintained. There are existing asphalt parking surfaces adjoining the road that were constructed for the original multi-family project. These parking spaces will be removed, since they are located within the proposed road right-of-way for this project.

The proposed development will utilize central water served by the City of Brooksville. Wesleyan Village will provide 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 Wesleyan Bible Conference, Phase 2, 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 conditional plat shall indicate topo elevations.
4. The conditional plat shall indicate that existing asphalt parking surfaces adjoining the existing road (Good Shepards Way) will be removed.
5. The applicant must obtain construction drawing approval addressing existing and proposed changes on: water and sewer utility service for each lot, road right-of-way, and DRAs.
6. 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 condition plat of Wesleyan Bible Conference, Phase 2 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 conditional plat shall indicate topo elevations.
4. The conditional plat shall indicate that existing asphalt parking surfaces adjoining the existing road (Good Shepards Way) will be removed.
5. The applicant must obtain construction drawing approval addressing existing and proposed changes on: water and sewer utility service for each lot, road right-of-way, and DRAs.
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