

**STAFF REPORT**

Planning & Zoning Commission: May 9, 2005

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**APPLICANT:** Darryl Ladd, Ladd Development, Inc.      **FILE NUMBER:** P-05-11(C)

**PURPOSE:** Conditional Plat approval for Sparks Road Parcel

**GENERAL**

**LOCATION:** Approximately ½ mile west of Anderson Snow Road, and ¼ mile north of County Line Road

**LEGAL**

**DESCRIPTION:** A portion of Section 34, Township 23 East, Range 18 South, Hernando County, FL

**ZONING:** AG

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

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

The applicant is requesting conditional plat approval for Sparks Road Parcel. This development consists of 39 single family lots on 14 acres located Approximately ½ mile west of Anderson Snow Road, and ¼ mile north of County Line Road

The roads within the project will be private. The Developer will improve Sparks Road from the project northern site connection to County Line Road, to County Standards.

Central water and sewer systems will be served by the county. The developer will need to connect to the water and sewer systems from Villages at Avalon (adjacent to this project) already under construction.

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 Sparks Road Parcel 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 conduct geophysical/geotechnical subsurface surveys within any proposed drainage retention areas. Results shall be reported to the County staff and used in the design layout of the project.
4. The conditional plat shall indicate proposed sidewalks to be constructed on both sides of Sparks Road to meet County Facility Design Guidelines from the project site to County Line Road.
5. The Developer shall improve Sparks Road to county standards from the project northern site connection to County Line Road.
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.
7. If the master plan/rezoning is not approved by the BCC consistent with these conditions, the conditional plat will become null and void.

**P&Z ACTION:**

The Planning and Zoning Commission voted 4-1 to approve the conditional plat of Sparks Road Parcel 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 conduct geophysical/geotechnical subsurface surveys within any proposed drainage retention areas. Results shall be reported to the County staff and used in the design layout of the project.
4. The conditional plat shall indicate proposed sidewalk to be constructed on west side of Sparks Road adjacent to the project boundary shall to meet County Facility Design Guidelines.
5. The Developer shall improve Sparks Road to county standards from the project northern site connection to County Line Road.

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.
  
7. If the master plan/rezoning is not approved by the BCC consistent with these conditions, the conditional plat will become null and void.