

**STAFF REPORT**

Planning & Zoning Commission: June 13, 2005

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**APPLICANT:** Conner Family Partnership LLC **FILE NUMBER:** P-05-16(C)

**PURPOSE:** Conditional Plat approval for Conner Family

**GENERAL**

**LOCATION:** At the east corner of Beverly Court and Kathy Court

**LEGAL**

**DESCRIPTION:** A portion of Sections 31 & 32, Township 23 South, Range 17 East, Hernando County, FL

**ZONING:** C2, 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 Conner Family. This development consists of 2 commercial lots on 6.4 acres.

The roads servicing the project are existing and county maintained. The proposed project will utilize central water and sewer systems served by the 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 Conner Family 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 conditional plat shall show the side property line separating lot 1 and lot 2.
3. The conditional plat shall indicate Beverly Court and Kathy Court as existing.

4. The applicant shall eliminate the MX road/row/easement/DRA information within the conditional plat.
5. The conditional plat shall indicate the existing easement width and use that is provided to PHCC per their agreement.
6. The conditional plat shall show the jurisdictional wetland line within the conditional plat.
7. The applicant must obtain rezoning approval from the Board of County Commissioners or the conditional plat will become null and void.
8. The applicant must conform to Hernando County Facility Design Guidelines.
9. 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.
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 voted 5-0 to approve the conditional plat of Conner Family 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 conditional plat shall show the side property line separating lot 1 and lot 2.
3. The conditional plat shall indicate Beverly Court and Kathy Court as existing.
4. The applicant shall eliminate the MX road/row/easement/DRA information within the conditional plat.
5. The conditional plat shall indicate the existing easement width and use that is provided to PHCC per their agreement.
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