

STAFF REPORT

Planning & Zoning Commission: June 13, 2005

APPLICANT: Haydon-Rubin Development Inc. **FILE NUMBER:** P-05-20(C)

PURPOSE: Conditional Plat approval for Aberdeen Farms

GENERAL

LOCATION: Approximately ¼ mile south of SR50, lying on the east side of Spring Lake Highway

LEGAL

DESCRIPTION: A portion of Section 3, Township 23 East, Range 20 South, 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 Aberdeen Farms. This development consists of 48 residential lots on 44.05 acres.

The roads within the project will be public. The proposed development 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 Aberdeen Farms 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 10' buffer along the north side of lots 1, 2, 3, 4, 5, 7, 16 and 17.
3. The conditional plat shall show the 50' buffer along the east boundary north of lot 16.

4. The conditional plat shall indicate all buffering shall be a minimum of 5' in height and 80% opacity.
5. The conditional plat shall show a sidewalk (per county design standards) along Spring Lake Highway.
6. The applicant shall provide calculations that a minimum of 5 % of the total site area is usable open space. These area(s) shall be shown within the conditional plat. The open space shown on the conditional plat are not acceptable.
7. The proposed front entrance wall must be shown on the construction drawings.
8. The conditional plat shall indicate dedication of rights-of way along Spring Lake Highway.
9. The conditional plat shall indicate roads are to meet 30 MPH roadway design.
10. The conditional plat shall provide sufficient radius for a SUV to make a U-Turn at the eastern end of the entrance median.
11. The applicant must conform to Hernando County Facility Design Guidelines.
12. 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 Aberdeen Farms 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 conditional plat shall show the 10' buffer along the north side of lots 1, 2, 3, 4, 5, 7, 16 and 17.
3. The conditional plat shall show the 50' easement for future right-of-way (connecting to the northern project boundary) along the east boundary north of lot 16.
4. The conditional plat shall indicate all buffering shall be a minimum of 5' in height and 80% opacity.

5. The conditional plat shall show a sidewalk (per county design standards) along Spring Lake Highway.
6. The applicant shall provide calculations that a minimum of 5 % of the total site area is usable open space. These area(s) shall be shown within the conditional plat. The open space shown on the conditional plat are not acceptable.
7. The proposed front entrance wall must be shown on the construction drawings.
8. The conditional plat shall indicate dedication of rights-of way along Spring Lake Highway.
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