

**STAFF REPORT**

Planning & Zoning Commission: October 10, 2005

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**APPLICANT:** Manuel LLC **FILE NUMBER:** P-05-28(C)

**PURPOSE:** Conditional Plat approval for Eagle Point

**GENERAL LOCATION:** North side of Eagle Next Drive, approximately ¼ mile west of Maplewood Drive

**LEGAL DESCRIPTION:** A portion of Section 12, Township 23 South, Range 16 East, Hernando County, FL

**ZONING:** AG and R1B

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

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**LETTERS:** FOR: 0 AGAINST: 27

The applicant is requesting conditional plat approval for Eagle Point. This development consists of 11 single family lots on 20.2 acres located north side of Eagle Next Drive, approximately ¼ mile west of Maplewood Drive.

The road within the project is private. The proposed development will utilize central water and sewer systems. The applicant is proposing to use an existing 50' wide subdivision lot as the access point for the subdivision. This proposal creates two corner lots out of existing subdivision lots and reduces the development area of these lots because of two front setbacks.

The parcel to be subdivided is a combination of uplands, wetlands and possibly sovereign lands. Development conditions have been crafted to ensure development will be done in conformity with applicable local, state, and federal standards.

Lot sizes are determined by the location of the sovereign line. This line has been located on the plat but has not been verified by governmental agencies; therefore, if the line shifts, it will be necessary to adjust lot lines to ensure the lots will continue to contain the required square footage.

The conditional plat has been reviewed by the various County agencies. The plat with performance conditions will be consistent with County development regulations.

**STAFF RECOMMENDATION:**

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Eagle Point 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 must demonstrate that the proposed entrance location and design does not adversely impact the adjacent lot owners.
4. The applicant shall show the wetland jurisdictional line on the conditional plat.
5. The applicant shall show a 25' natural vegetative buffer upland of the jurisdictional wetland line. Lot area water-ward of the buffer line shall be incorporated into a conservation easement/tract.
6. Each lot shall contain a minimum building area of 3025 square feet as defined by the setbacks land-ward of the conservation buffer.
7. The applicant shall show sidewalks on both sides of the roadway on the conditional plat.
8. The applicant shall show the gated entrance area roadway design on the conditional plat.
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 3-2 to deny the conditional plat of Eagle Point.