

STAFF REPORT

Planning & Zoning Commission: December 12, 2005

APPLICANT: Vatsala Sastry **FILE NUMBER:** P-05-40(C)

PURPOSE: Conditional Plat approval for Sterling Estates

GENERAL

LOCATION: Approximately 1/3 mile west of the intersection of Anderson Snow Road and Amero Lane, lying 500' north of Amero Lane

LEGAL

DESCRIPTION: A portion of Section 27, Township 23 South, Range 18 East, Hernando County, FL

ZONING: AG

FILE STATUS: All requirements have been completed.

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

The applicant is requesting conditional plat approval for Sterling Estates. This development consists of 51 single family lots on 20.0 acres located approximately 1/3 mile west of the intersection of Anderson Snow Road and Amero Lane, lying 500' north of Amero Lane.

The proposed roads within the project are public. The applicant is proposing to connect to Diane Drive to the south, Hawthorne Road to the north, and Banner Road to the west.

The proposed development will utilize central water and sewer systems.

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

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Sterling Estates 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 indicate on the conditional plat proposed location of treed line roadway required under the Landscape Ordinance.
4. The applicant shall indicate on the conditional plat the construction entrance shall be from Diane Drive only.
5. 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 Sterling Estates 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 applicant shall indicate on the conditional plat proposed location of treed line roadway required under the Landscape Ordinance.
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5. 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.