

STAFF REPORT

Planning & Zoning Commission: April 9, 2006

APPLICANT: Realty Partnership Interests **FILE NUMBER:** P-06-06(C)

PURPOSE: Conditional Plat approval for Berkeley Manor Commercial

GENERAL

LOCATION: Approximately 150' north of the intersection of US19 and Forest Oaks Boulevard, lying 60' southeast of US19

LEGAL

DESCRIPTION: A portion of Section 10, Township 23 South, Range 17 East, Hernando County, FL

ZONING: C-1

FILE STATUS: All requirements have been completed.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Berkeley Manor Commercial. This development consists of 2 commercial lots on 2.44 acres located approximately 150' north of the intersection of US19 and Forest Oaks Boulevard, lying 60' southeast of US19 .

The project is fronting on an existing frontage road. The developer will provide common access on site to be shared by both lot owners. The proposed development will utilize central water and sewer systems served by Hernando County.

The conditional plat has been reviewed by the various County agencies and found to be consistent with County standards.

The on-site soil type is Candler fine sand. Candler fine sand provides a habitat suitable for gopher tortoises. Since there is the potential for this listed species of special concern to be present, the developer may require a Florida Fish and Wildlife Conservation Commission permit prior to site alterations.

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Berkeley Manor Commercial 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 shall show on the conditional plat:
 - a) existing water and sewer service lines to the project site,
 - b) a 5' access reservation strip adjoining Amach Avenue (frontage road) except at the proposed entrance,
 - c) the shared access drive as an easement.
3. 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.