

STAFF REPORT

Planning & Zoning Commission: September 10, 2007

APPLICANT: Goodwill Industries Suncoast, Inc., c/o The Sembler Company
FILE NUMBER: P-07-03(C)

PURPOSE: Conditional Plat approval for Berkeley Place

GENERAL LOCATION: Approximately 420' east of US19, lying north of Berkeley Manor Boulevard

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.

Citizen correspondence received as of the date of this report? Yes No

The applicant is requesting conditional plat approval for Berkeley Place. This development consists of one commercial lot and a second lot for an existing DRA and asphalt drive serving the Lowe's store on US 19. This area is currently platted as lot 2 of US 19/Berkeley Manor Commercial Center.

There are no proposed roads within the project. A Traffic Analysis report has been provided for the commercial lot.

The project 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.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of Berkeley Place with the performance condition that the conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.