

**STAFF REPORT**

Planning & Zoning Commission: September 13, 2004  
Planning & Zoning Commission: September 27, 2004  
Planning & Zoning Commission: October 4, 2004

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**APPLICANT:** Jen-Lou, Inc. **FILE NUMBER:** P-04-18(C)

**PURPOSE:** Conditional Plat approval for Wellington at Seven Hills, Phase 10

**GENERAL LOCATION:** Approximately 1-1/3 miles east of Mariner Boulevard and approximately 1/4 mile north of County Line Road

**LEGAL DESCRIPTION:** A portion of Section 32, Township 23 South, Range 18 East, Hernando County, FL

**ZONING:** CPDP

**FILE STATUS:** All requirements necessary to conduct the hearing have been satisfied.

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

The applicant is requesting conditional plat approval for Wellington at Seven Hills Phase 10. This development is located approximately 1-1/3 miles east of Mariner Boulevard and approximately 1/4 mile north of County Line Road. The project consists of 81 residential lots for single family and patio home use on 30.8 acres.

This project site was brought to the Planning and Zoning Commission under a different case number (P-04-07C) containing 77 lots. Issues pertaining to installation of signalization at Mariner Boulevard and Wexford Boulevard, and the extension of Quality Drive, caused P&Z to defer the conditional plat on May 10, 2004. On June 14, 2004 the Planning and Zoning Commission postponed the conditional plat, because of the same conditional plat issues until their July 12, 2004 meeting. On July 12, 2004 the Planning and Zoning Commission deferred the conditional plat to a future Planning and Zoning Commission meeting until the county was ready to bring it back to the P&Z. Since that time four residential lots were added to the previous conditional plat, requiring the developer to file a new application and conditional plat.

The roads within the project are private. Central water and sewer service will be provided by Hernando County Utilities Department. HCUD will permit the construction of the dry lines with the condition that prior to water and sewer connections for phase 10 to the county utility systems, construction of Wellington at Seven Hills Phase 9 must be approved by HCUD and pressure testing must be completed and accepted for this area.

Rezoning conditions require specific buffers for different phases of the Wellington. The developer will provide a buffer 6' in height between the villa lots and eastern boundary of this phase as required by the zoning conditions. Detailed design of this buffer shall be reviewed during the construction drawing review process for compliance with the Master Plan performance standards.

A consultant for the County has completed a traffic study for the build out of Wellington at Seven Hills. The study indicates that extending Quality Drive east to Farnsworth Boulevard and the installation of signalization at the intersection of Mariner Boulevard and Wexford Boulevard will need to be resolved before build out of the Wellington development is complete.

**STAFF RECOMMENDATION:**

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Wellington at Seven Hills Phase 10 subject to 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 Developer shall meet Hernando County Facility Design Guidelines.
3. The construction of Wellington at Seven Hills Phase 9 must be approved by Hernando County Utilities Department and pressure testing must be completed and accepted for this area prior to final plat approval for phase 10.
4. All villa lots having a fenced-in yard shall provide a front gate for emergency access.
5. The applicant shall conduct geophysical/geotechnical subsurface surveys within any proposed drainage retention areas. Results shall be reported to the County staff and used in the design layout of the project.
6. Detailed buffer design in accordance with the rezoning conditions of this site shall be shown on the construction drawings for Phase 10.
7. Prior to receiving construction plan approval for Wellington at Seven Hills Phase 10, the Developer and County shall enter into an agreement addressing the extension of Quality Drive from its current termination point east to Farnsworth Boulevard and addressing the installation of signalization at the intersection of Mariner Boulevard and Wexford Boulevard.

**P&Z ACTION:**

On September 13, 2004, the Planning and Zoning Commission voted 5-0 to postpone this petition until the September 27, 2004, P&Z meeting due to the threat of Hurricane Ivan.

On September 27, 2004, the Planning and Zoning Commission voted 3-0 to postpone this petition until the October 4, 2004, P&Z meeting at 10:30 A.M. due to the on-going recovery efforts from Hurricane Jeanne.

On October 4, 2004, the Planning and Zoning Commission voted 3-1 to approve the conditional plat of Wellington at Seven Hills Phase 10 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 Developer shall meet Hernando County Facility Design Guidelines.
3. The construction of Wellington at Seven Hills Phase 9 must be approved by Hernando County Utilities Department and pressure testing must be completed and accepted for this area prior to final plat approval for phase 10.
4. All villa lots having a fenced-in yard shall provide a front gate for emergency access.
5. The applicant shall conduct geophysical/geotechnical subsurface surveys within any proposed drainage retention areas. Results shall be reported to the County staff and used in the design layout of the project.
6. Detailed buffer design in accordance with the rezoning conditions of this site shall be shown on the construction drawings for Phase 10.
7. Prior to receiving construction plan approval for Wellington at Seven Hills Phase 10, the Developer and County shall enter into an agreement addressing the extension of Quality Drive from its current termination point east to Farnsworth Boulevard and addressing the installation of signalization at the intersection of Mariner Boulevard and Wexford Boulevard.