

STAFF REPORT

Planning & Zoning Commission: April 12, 2004

APPLICANT: Jen-Lou, Inc. **FILE NUMBER:** P-04-02(C)

PURPOSE: To amend the Planning and Zoning Commission conditions of approval for the Conditional Plat of Wellington at Seven Hills Phase 8

GENERAL

LOCATION: Approximately 1 mile east of Mariner Boulevard and approximately 800' 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 legal obligations have been completed.

LETTERS: FOR: 0 AGAINST: 0

The Planning Department is requesting the Planning and Zoning Commission amend the Board's conditions of approval for the Wellington at Seven Hills Phase 8 conditional plat. This development is located approximately 1 mile east of Mariner Boulevard and approximately 800' north of County Line Road and consists of 105 residential lots (32 single family, 73 patio homes) on 40.1 acres.

The Planning and Zoning Commission approved the Conditional Plat with conditions for Wellington at Seven Hills Phase 8 at their January 12, 2004, meeting. The Staff had recommended the P&Z postpone the request pending the applicant addressing some outstanding conditional plat issues. The P&Z approved the conditional plat with the following conditions proposed by Staff:

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 developer shall provide the traffic study at the construction drawing review process for the County Engineer to determine if signalization is warranted at the intersection of Mariner Boulevard and Wexford Boulevard.

4. The construction of Wellington at Seven Hills Phase 7 must be approved by Hernando County Utilities Department and pressure testing must be completed for this area, prior to construction drawing approval of phase 8.
5. Show Quality Drive extension to Farnsworth Boulevard on the conditional plat. The developer must construct this extension during phase 8 construction.
6. Fire Protection Plan regulation must be addressed on the conditional plat or with a separate Fire Protection Plan. Spring Hill Fire Rescue requires a front gate be provided for lots having a fenced in yard.
7. Provide easement locations and types on the conditional plat.
8. The applicant must submit the revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice. If not, the conditional plat will become null and void.

At the time of the P&Z meeting, Staff did not have documentation for the demonstration of need and justification for the extension of Quality Drive as required by the Board of County Commissioners approval (under Resolution Number 2001-187 for the Master Plan Revision of Wellington at Seven Hills); therefore, the Staff believes it is appropriate for that condition to be removed from the approval.

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission re-approve the conditional plat of Wellington at Seven Hills Phase 8 with the following modified 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 developer shall provide the traffic study at the construction drawing review process for the County Engineer to determine if signalization is warranted at the intersection of Mariner Boulevard and Wexford Boulevard.
4. The construction of Wellington at Seven Hills Phase 7 must be approved by Hernando County Utilities Department and pressure testing must be completed for this area, prior to construction drawing approval of phase 8.

5. Fire Protection Plan regulation must be addressed on the conditional plat or with a separate Fire Protection Plan. Spring Hill Fire Rescue requires a front gate be provided for lots having a fenced in yard.
6. Provide easement locations and types on the conditional plat.
7. The applicant must submit the revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice. If not, the conditional plat will become null and void.

P&Z ACTION:

The Planning and Zoning Commission voted 3-2 to re-approve the conditional plat of Wellington at Seven Hills Phase 8 with the following modified 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 developer shall provide the traffic study at the construction drawing review process for the County Engineer to determine if signalization is warranted at the intersection of Mariner Boulevard and Wexford Boulevard.
4. The construction of Wellington at Seven Hills Phase 7 must be approved by Hernando County Utilities Department and pressure testing must be completed for this area, prior to construction drawing approval of phase 8.
5. Fire Protection Plan regulation must be addressed on the conditional plat or with a separate Fire Protection Plan. Spring Hill Fire Rescue requires a front gate be provided for lots having a fenced in yard.
6. Provide easement locations and types on the conditional plat.
7. The applicant must submit the revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice. If not, the conditional plat will become null and void.