

HERNANDO COUNTY PLANNING DEPARTMENT
20 North Main Street, Room 262
Brooksville, Florida 34601
Ph. (352)754-4057

PLAT REVIEW APPLICATION

Date: 12/8/03

1. Plat Review Requested (Circle One):

Conditional Plat

Construction Drawings

Final Plat

2. Developer Jen-Lou, inc.

Address: 124 S. Main Street, Brooksville, FL 34601

Daytime Phone: (352) 799-6619

3. Project Engineer: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd., Brooksville, FL 34601

Daytime Phone (352) 796-9423

4. Zoning Classification: C/PDP

5. Number of Lots Shown: 105

6. Completed Certificate of Concurrency Application on File Yes No DRI approval

Review Fee Enclosed (Check Made Payable to Hernando County Planning Department)(Check One/Circle Amount). Please note that other documentation may be required to complete each review phase.

- Conditional Plat: (Submit 21 copies of each of the following: Conditional Plat, Engineering Narrative Report, and this application)

$\$250.00 + \$2.00/LOT = \$460.00$

Construction Drawings: (Submit 8 sets of the Construction Drawings)

$\$250.00 + \$5.00/LOT = \underline{\hspace{2cm}}$

- Final Plat: (Submit 8 copies of the Final Plat and 2 copies of the Boundary Survey)

$\$250.00 + \$2.00/LOT = \underline{\hspace{2cm}}$

$\$300.00$ (cover sheet) + $\$100.00$ per (additional sheet) = $\underline{\hspace{2cm}}$ (County Surveyor Review Fee)

AFFIDAVIT

State of Florida
County of Hernando

I, Donald R. Lacey, A.I.C.P., VP, Coastal Engineering Assoc., Inc., as the authorized representative)

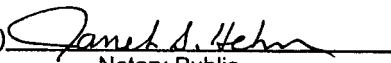
do hereby make application to Hernando County for platting procedures as noted above; that all answers to the questions in said application, all sketches and data attached to and made a part of this application are honest and true to the best of my knowledge and belief.


Signature

Sworn & Subscribed before me this 8 day of DECEMBER, 2003.

Personally known to me, or Produced identification: _____ and DID

DID NOT take an oath.

(Seal) 
Notary Public



WELLINGTON PHASE 8

CONDITIONAL PLAT NARRATIVE

GENERAL DESCRIPTION

The applicant is requesting conditional plat approval for Wellington at Seven Hills Phase 8. The subject parcel, 40.1 acres MOL in size, is located east of Wellington at Seven Hills Phase 7, in Section 32, Township 23 South, Range 18 East, Hernando County, Florida.

The lot sizes are a mixture of 45, 50, and 70 feet wide lots, with a normal depth of 120 feet. As shown on the attached conditional plat layout, access will be provided from an extension of Wexford Boulevard. The larger lots (70 feet wide) are located north of that extension.

As members of the Wellington Homeowner's Association, the residents of Phase 8 will enjoy the benefits and responsibilities of the private community, including the clubhouse, streets and common areas. The clubhouse provides meeting rooms, a dining facility, tennis courts and a putting green, among other amenities. The sale of houses in Phase 8 will be coordinated through the sales center located adjacent to the clubhouse, with actual housing models located in the model center in Phase 4.

The subject parcel consists entirely of Candler sands, which are quite conducive to residential development. Stormwater management will be handled in adjacent drainage retention areas. Environmental issues were mitigated as part of the Seven Hills Development of Regional Impact. Sewer and water service will be provided by the Hernando County Utility Department as successor to Florida Water Services, in accordance with the DRI development order. This proposed development is consistent with that DRI approval, the Wellington master plan and the Hernando County Comprehensive Plan.

I. PRELIMINARY LAYOUT

Twenty-one (21) copies of the Phase 8 conditional plat are attached. (includes one signed and sealed copy).

II. DRAFT OF PROTECTIVE COVENANTS

Deed restrictions have been prepared by the developer to protect the integrity of the project. A copy of the draft amendments will be forwarded under separate cover.

III. PRELIMINARY ENGINEERING REPORT

- A. TOPOGRAPHY - Elevation ranges from a high of 80.0 feet above mean sea level (MSL) to a low of 60.0 feet MSL, with the site being moderately rolling.
- B. FLOOD PLAIN - The entire site falls in Zone C as indicated on Flood Insurance Rate Map number 120110 0300B of the Federal Emergency Management Agency. Zone C indicates that there should be no on-site flooding during a 500-year storm event.
- C. SOILS - According to the Hernando County Soil Survey (U.S. Soil Conservation Service), the entire site consists of Candler fine sand which is fast draining and conducive to development.
- D. VEGETATION – Wellington at Seven Hills – Phase 8 - The site has previously been utilized as pasture, consisting of bahai grass and occasional shade trees. No apparent specimen or majestic trees are located in the proposed road ROWs.
- E. WILDLIFE - Mitigation of wildlife issues for the Seven Hills DRI has already been accomplished in accordance with the existing development order.
- F. DRAINAGE - With the rapid permeability of the Candler sand soils, stormwater runoff will be accommodated in on-site drainage retention areas.

IV. LIST OF PLANNED PUBLIC IMPROVEMENTS

All common infrastructure improvements are private.

V. STATEMENT OF DEVELOPER'S INTENT WITH RESPECT TO CONSTRUCTION OF IMPROVEMENTS PRIOR TO RECORDING SUBDIVISION PLAT OR BONDING INSTRUMENTS

Any common infrastructure improvements will be constructed or bonded prior to final platting.

VI. DEVELOPMENT SCHEDULE

Construction of Phase 8 of Wellington is anticipated in early 2004.

ADEQUATE ACCESS ANALYSIS

Access to Wellington at Seven Hills is from Mariner Boulevard via a collector road with gated access. Access to Phase 8 is provided by the Wellington collector road network, consisting presently of Wexford Boulevard.

DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED


Seven Hills is an approved Development of Regional Impact (DRI). This conditional plat is consistent with the Seven Hills development order.

IX. WATER SUPPLY AND SEWAGE DISPOSAL PLANS

The project will be served with central water and sewer from the Hernando County Utilities system.

Report Prepared By:

COASTAL ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Donald R. Lacey', with a long horizontal line extending to the right.

DONALD R. LACEY, AICP
Senior Vice President

12/8/03

Due to the small scale of the conditional plat, where it would not be legible on this web site, this document is not available for viewing; however, this document is available for view at the Hernando County Planning Department. Please contact our office at (352) 754-4057 extension 28012 to make an appointment to view the conditional plat.