

STAFF REPORT

Planning & Zoning Commission: January 12, 2004

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

PURPOSE: Conditional Plat approval for 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 applicant is requesting conditional plat approval for Wellington at Seven Hills Phase 8. 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 roads within the project are private and the central water and sewer system service will be provided by the Hernando County Utilities Department.

There are conditional plat issues that still need to be addressed by the applicant prior to the staff making a recommendation to the Planning and Zoning Commission on the conditional plat.

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission postpone the conditional plat of Wellington at Seven Hills Phase 8. Upon the applicant addressing the conditional plat issues, the Planning Department will place the conditional plat on the next scheduled Planning Zoning Commission meeting agenda.

P&Z ACTION:

The Planning and Zoning Commission voted 3-2 to approve the conditional plat for Wellington at Seven Hills Phase 8 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 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.