

STAFF REPORT

Planning & Zoning Commission: May 10, 2004

Planning & Zoning Commission: June 14, 2004

Planning & Zoning Commission: July 12, 2004

APPLICANT: Jen-Lou, Inc. **FILE NUMBER:** P-04-07(C)

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

GENERAL LOCATION: Approximately 1-1/3 mile 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.

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 mile east of Mariner Boulevard and approximately 1/4 mile north of County Line Road and consists of 77 residential lots for single family and patio home use on 30.8 acres.

The roads within the project are private. The central water and sewer service will be provided by Hernando County Utilities Department. HCUD is requiring that prior to construction drawing approval of Wellington at Seven Hills Phase 10, construction of Wellington at Seven Hills Phase 9 must be approved by HCUD and pressure testing must be completed 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 for this area prior to construction drawing approval of 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 May 10, 2004 the Planning and Zoning Commission voted 5-0 to defer the conditional plat of Wellington at Seven Hills Phase 10.

On June 14, 2004 the Planning and Zoning Commission voted 5-0 to postpone the conditional plat of Wellington at Seven Hills Phase 10 until their July 14, 2004, meeting.

On July 12, 2004 the Planning and Zoning Commission deferred the conditional plat to a future Planning and Zoning Commission meeting, when the county is ready to bring it back to the P&Z.