

STAFF REPORT

Planning & Zoning Commission: May 10, 2004

APPLICANT: Jen-Lou, Inc. **FILE NUMBER:** P-04-08(C)

PURPOSE: Conditional Plat approval for Wellington at Seven Hills, Phase 11

GENERAL LOCATION: Approximately 300' east of Mariner Boulevard and approximately ¾ 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 legal obligations have been completed.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Wellington at Seven Hills, Phase 11. This development is located approximately 300' east of Mariner Boulevard and approximately ¾ mile north of County Line Road, and consists of 100 residential lots for single family and patio home use on 35.9 acres.

The central water and sewer system service will be provided by the Hernando County Utilities Department. HCUD is requiring that prior to construction drawing approval of Wellington at Seven Hills Phase 11, construction of Wellington at Seven Hills Phase 10 must be approved by HCUD and pressure testing must be completed for this area.

Rezoning conditions require traffic impact studies at certain phases of Wellington's development. One such zoning condition requires a traffic study to analyze signalization at Farnsworth and County Line Road at the next phase of construction after the Farnsworth connection is made. The roadway has been approved as right in/right out. There is another zoning condition requiring a traffic study to analyze the traffic impacts on Wexford and Mariner at different phases. As the alignments are now known there is a need to analyze traffic flow in and out of Wellington at build out.

Wellington is almost completely approved with only Phase 11 left to be approved. This phase is proposing 100 residential lots. At this time the County Engineering Department is doing a traffic study analyzing the impacts of the total development upon the existing road system. This study is currently ongoing and the results will be available to the Staff within the next 30 days.

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission postpone approval of the conditional plat of Wellington at Seven Hills, Phase 11 for one month in order for the Staff to have time to review the results of the County's traffic study and apply its findings to the Wellington.

P&Z ACTION:

The Planning and Zoning Commission voted 4-1 to approve the conditional plat of Wellington at Seven Hills Phase 11 with the following 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 11.
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 Planning 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 11.

NOTE:

Applicant had requested during the P&Z meeting to postpone the conditional plat for Wellington at Seven Hills Phase 10 (P-04-07C), provided the P&Z would act on this conditional plat request (P-04-08C).