

STAFF REPORT

Planning & Zoning Commission: January 10, 2005

APPLICANT: Seven Hills, Inc. **FILE NUMBER:** P-04-21(C)

PURPOSE: Conditional Plat approval for “Triangle” Parcel - Seven Hills

GENERAL

LOCATION: Approximately 900' east of Mariner Boulevard, west of Deed Street and Ferendina Way

LEGAL

DESCRIPTION: A portion of Sections 30 and 31, Township 23 South, Range 18 East, Hernando County, FL

ZONING: C/PDP(MF) and (SF)

FILE STATUS: All requirements have been completed.

LETTERS: FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for “Triangle” Parcel - Seven Hills, consisting of 50 single family lots on 23.7 acres, and is located approximately 900' east of Mariner Boulevard, west of Deed Street and Ferendina Way.

The roads within the project are proposed to be public. The applicant has proposed not to provide road access connection to Deed Street as required under the LDRs. Spring Hill Fire Rescue has indicated that this connection would provide additional emergency accessibility for the project.

The Applicant has proposed not to provide sidewalks along the cul-de-sac streets as required under the Facility Design Guidelines.

The proposed development will utilize central water and sewer systems served by the County.

The conditional plat has been reviewed by the various County agencies and found to be consistent with County standards with changes.

STAFF RECOMMENDATION:

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of “Triangle” Parcel - Seven Hills with 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 applicant must conform to Hernando County Facility Design Guidelines.
3. Developer shall provide traffic study analysis for the Engineering Department prior to submitting construction drawings.
4. The Applicant shall provide road connection to Deed Street.
5. The developer must obtain authorization from Progressive Energy permitting the development of two DRAs, road and sidewalk within their easement, prior to construction drawing approval.
6. 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.
7. The applicant must submit a revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice. Staff approval of the revised conditional plat must occur within 6 months from receiving the approval notice. If not, the conditional plat will become null and void.
8. If the revised master plan is not approved by the BCC consistent with these conditions, the conditional plat will become null and void.

P&Z ACTION:

On January 10, 2005, the Planning and Zoning Commission voted 4-1 to approve the conditional plat of "Triangle" Parcel - Seven Hills 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 applicant must conform to Hernando County Facility Design Guidelines.
3. Developer shall provide traffic study analysis for the Engineering Department prior to submitting construction drawings.
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8. If the revised master plan is not approved by the BCC consistent with these conditions, the conditional plat will become null and void.