

**STAFF REPORT**

Planning & Zoning Commission: August 13, 2007

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**APPLICANT:** Seven Hills Inc. **FILE NUMBER:** P-05-12(C)

**PURPOSE:** Conditional Plat approval for The Enclave at Seven Hills

**GENERAL**

**LOCATION:** Approximately 500' east of Mariner Boulevard, west of Ferendina Way

**LEGAL**

**DESCRIPTION:** A portion of Section 30, Township 23 South, Range 18 East, Hernando County, FL

**ZONING:** PDP(SF)

**FILE STATUS:** All requirements have been completed.

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**Citizen correspondence received as of the date of this report? Yes  No**

The developer has submitted a request for an extension of the commencement and completion of construction for the project . Since the exiting conditional plat is valid for no more than five (5) years and will expire before the timeline now proposed by the Developer, the applicant is requesting re-approval of the conditional plat for The Enclave at Seven Hills. This conditional plat was approved by the P&Z on May 9, 2005, under the name of Triangle Parcel - Seven Hills. The current conditional plat will become void after May 9, 2010. A concurrent request for extension of the construction drawings is also being processed.

This development consists of 46 single family lots on 20.2 acres located approximately 900' east of Mariner Boulevard, west of Deed Street and Ferendina Way.

The proposed roads within the project will be public.

The project will utilize central water and sewer systems served by Hernando County.

The on-site soil type is Candler fine sand. Candler fine sand provides a habitat suitable for gopher tortoises and other listed sandhill and scrub species. In addition to gopher tortoises, additional listed species possibly present on this property could included: southeastern American kestrel, Florida burrowing owl, Florida mouse, red-cockaded woodpecker, gopher frog, eastern indigo snake, short tailed snake, Florida pine snake, and Sherman's fox squirrel. The petitioner is required to comply with all applicable Florida Fish and Wildlife Conservation Commission (FWC) regulations.

Currently, the construction drawings based on the conditional plat are being reviewed by the various departments to ensure they are consistent with the current regulations. The Board of County Commissioners will be considering the extension of the constructions drawings subsequent to the P&Z re-approval of the Conditional Plat.

The project is a part of the Seven Hills DRI and; therefore, is vested for Concurrency.

**STAFF RECOMMENDATION:**

It is recommended that the Planning and Zoning Commission approve the extension of the conditional plat approval with the following conditions:

1. The re-approved conditional plat will become null and void if the Board of County Commissioners does not extend the construction drawings authorizing the extension of the commencement and completion dates for construction of the project.
2. All other previous conditional plat conditions (shown below) shall still apply.
  - a) The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
  - b) The applicant must conform to Hernando County Facility Design Guidelines.
  - c) 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.
  - d) The developer must obtain authorization from Progress Energy permitting the developer of a road and sidewalk within their easement, prior to construction drawing approval.
  - e) The conditional plat shall show a 5' access reservation strip and buffer along the southern boundary of the project site.
  - f) 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.