

## STAFF REPORT

Planning & Zoning Commission: August 13, 2007

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**APPLICANT:** Seville, LLC **FILE NUMBER:** P-07-05(C)

**PURPOSE:** Conditional Plat approval for Seville Boulevard

### GENERAL

**LOCATION:** Approximately 1½ miles east from the corner of US 19 and Seville Parkway, at the north end of Seville Clubhouse Drive

### LEGAL

**DESCRIPTION:** A portion of Sections 4 & 5, Township 21 South, Range 18 East, Hernando County, FL

**ZONING:** CPDP

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

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

The applicant is requesting conditional plat approval for Seville Boulevard. The roadway is to continue from the road segment of Seville Parkway within phase 1-C of Seville to US 98 (located at the northeast corner of the Seville development) as a major collector road with a roundabout connecting to Seville Clubhouse Drive leading to the existing clubhouse parking lot. The road will provide access for future phases within the Seville development. No residential or commercial lots are proposed. The roadway consists of 50.0 acres.

The proposed roads including Seville Boulevard, within the project are private and will be gated.

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

The conditional plat has been reviewed by the various County agencies and found to be consistent with County standards and the approved master plan with conditions.

### STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of Seville Boulevard 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.