

**STAFF REPORT**

Planning & Zoning Commission: May 8, 2006

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**APPLICANT:** Wright Land Development, LLC **FILE NUMBER:** P-06-07(C)

**PURPOSE:** Conditional Plat approval for Mariner Estates

**GENERAL**

**LOCATION:** Approximately 1000' south of SR50, lying approximately 1000' east of the intersection of Mariner Boulevard and Tara Street

**LEGAL**

**DESCRIPTION:** A portion of Section 33, Township 22 South, Range 18 East, Hernando County, FL

**ZONING:** PDP(SF)

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

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**LETTERS:** FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Mariner Estates. This development consists of 26 single family lots on 15.73 acres located approximately 1000' south of SR50, lying approximately 1000' east of the intersection of Mariner Boulevard and Tara Street.

The roads within the project are public and will connect to Tara Street and Lola Drive to the west which are existing Spring Hill streets. The developer has proposed access to the east property line for future connection to the east via Tara Street.

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 conditions

**STAFF RECOMMENDATION:**

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Mariner Estates 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. The applicant shall redesign the DRA proposed for the southwest corner of the property to interconnect with the existing DRA located to the southwest of the subject property, if required by the County Engineer.
4. The applicant shall show the required tree-lined roadway on the conditional plat.
5. The applicant shall design road intersections greater than 70 degrees.
6. 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.