

**STAFF REPORT**

Planning & Zoning Commission: February 9, 2004

---

**APPLICANT:** DelGallo Company **FILE NUMBER:** P-04-04(C)

**PURPOSE:** Conditional Plat approval for Sherman Hills Phases 2, 3, and 4

**GENERAL LOCATION:** East of I-75, approximately 3,500' north of Cortez Boulevard, east and west of Sherman Hills Boulevard, north and east of Barcelona Boulevard

**LEGAL DESCRIPTION:** A portion of Section 32, Township 22 South, Range 21 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 Sherman Hills Phases 2, 3, and 4. This development is lying east of I-75, approximately ½ mile north of SR 50 and consists of 452 residential lots (262 (5,000 sq. ft.) and 190 (8,000 sq. ft.)) on 118.94 acres.

The roads within the project are public. The applicant has requested the cul-de-sac road within phase 4 to have a length over the maximum of 600'. The justification provided by Gaylor Engineering for the variance is acceptable to the Planning Department.

The proposed development will utilize central water and sewer systems served by Hernando County. The developer has the water and sewer agreement with the County.

The applicant has decided to provide the land clearing and tree removal plan in accordance with the Landscaping Ordinance Sec. 10-28 during the construction drawing review phase and not the conditional plat review phase. If the proposed site improvements need to be relocated to save specimen and/or majestic trees, that may necessitate revising the conditional plat requiring Planning and Zoning Commission approval.

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

**STAFF RECOMMENDATION:**

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Sherman Hills Phases 2, 3, and 4 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. Indicate topographic elevations on the conditional plat.
3. Replace the T- turnaround at the dead end street within phase 4 with a cul-de-sac design in accordance with the Facility Design Guidelines.
4. Eliminate the 80' x 100' lot within phase 2 to provide enough road right-of-way for the connection of future cul-de-sac road (west of the club house site) in accordance with the Master Plan.
5. Indicate the proposed sidewalk locations on the conditional plat.
6. The applicant is granted the variance for cul-de-sac length over the maximum 600' allowable length within phase 4.
7. The applicant shall comply with the Hernando County Facility Design Guidelines.
8. The applicant shall conduct geophysical testing within all DRAs to determine the presence and extent of any subsurface karst features prior to construction drawing approval.
9. The applicant must submit the revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice or the conditional plat will become null and void.

**P&Z ACTION:**

The Planning and Zoning Commission voted 4-0 to approve the conditional plat of Sherman Hills Phases 2, 3, and 4 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. Indicate topographic elevations on the conditional plat.

3. Replace the T- turnaround at the dead end street within phase 4 with a cul-de-sac design in accordance with the Facility Design Guidelines.
4. Eliminate the 80' x 100' lot within phase 2 to provide enough road right-of-way for the connection of future cul-de-sac road (west of the club house site) in accordance with the Master Plan.
5. Indicate the proposed sidewalk locations on the conditional plat.
6. The applicant is granted the variance for cul-de-sac length over the maximum 600' allowable length within phase 4.
7. The applicant shall comply with the Hernando County Facility Design Guidelines.
8. The applicant shall conduct geophysical testing within all DRAs to determine the presence and extent of any subsurface karst features prior to construction drawing approval.
9. The applicant must submit the revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice or the conditional plat will become null and void.