

STAFF REPORT

Planning & Zoning Commission: October 9, 2006

APPLICANT: Anthony Ferlito, Landshore of Sherman Hills, LLC
FILE NUMBER: P-06-23(C)

PURPOSE: Conditional Plat approval for Manors of Sherman Hills

GENERAL LOCATION: Approximately 600' north of SR50, lying on the west side of Sherman Hills Boulevard

LEGAL DESCRIPTION: A portion of Section 32, Township 22 South, Range 21 East, Hernando County, FL

ZONING: PDP(SF), PDP(MF, and PDP(GC)

FILE STATUS: All requirements have been completed.

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

The applicant is requesting conditional plat approval for the Manors of Sherman Hills. This development consists of 20 single family attached lots and 1 multifamily lot on 17.73 acres located approximately 600' north of SR50, lying on the west side of Sherman Hills Boulevard.

The proposed road within the project is to be public, and will connect to Sherman Hills Boulevard to the east and to the intersection of Willow Bank Avenue and Capistrano Lane to the west.

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.

The applicant has applied for rezoning and master plan approval. The applicant shall conform to the approved master plan and all BCC rezoning conditions of approval; however, if the BCC denies the rezoning request for this project the conditional plat will become null and void.

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 Manors of Sherman 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. The applicant must obtain rezoning approval from the BCC or the conditional plat will become null and void.
4. The conditional plat must conform to the approved master plan and all BCC rezoning conditions of approval.
5. The applicant must submit a revised conditional plat to the Planning Department within 30 days of the applicant receiving the Board of County Commission approval of the rezoning, if rezoning conditions and/or master plan requires a revised conditional plat. The final revised conditional plat must be submitted to the Planning Department no later than at the end of the 5th month preceding the Board of County Commission approval. 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.