

**STAFF REPORT**

Planning & Zoning Commission: January 8, 2007

---

**APPLICANT:** Christopher D. Shemwell **FILE NUMBER:** P-06-35(C)

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

**GENERAL**

**LOCATION:** East end of Chalk Farm Road, south end of Hyde Park Way, and at the west end of Padron Boulevard

**LEGAL**

**DESCRIPTION:** A portion of Section 32, Township 23 South, Range 18 East, Hernando County, FL

**ZONING:** PDP(SF)

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

---

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

The applicant originally received conditional plat and master plan approval for 9 lots in 2004. On November 8, 2006 the BCC approved a master plan revision to increase the number of lots to 14, necessitating the revised conditional plat review. The property is located east end of Chalk Farm Road, south end of Hyde Park Way, and at the west end of Padron Boulevard.

All the infrastructure improvements have been completed and inspected. The roads within the project will be private with a gated entrance. The project will utilize central water system served by Hernando County and sewer service will be provided by individual septic systems on each lot.

The conditional plat has been reviewed by the Planning Department and found to be consistent with the revised master plan and zoning conditions.

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

**STAFF RECOMMENDATION:**

It is recommended that the Planning and Zoning Commission approve the conditional plat of Storybook Estates.