

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 8, 2024

APPLICANT: Sherman Hills Phase 4B

FILE NUMBER: 1445254

PURPOSE: Conditional Plat Approval for Sherman Hills Phase 4B

GENERAL LOCATION: Bounded by Sherman Hills Boulevard, Park Ridge Drive and Cedar Side Avenue.

PARCEL KEY NUMBER: 1382033 and 1313670

The conditional plat for the Sherman Hills Phase 4B subdivision is for 85 residential lots. It is located at Sherman Hills Boulevard, Park Ride Drive and Cedar Side Avenue

The conditional plat has been reviewed by various County agencies and found to be consistent with County standards. A certificate of concurrency has been issued for this conditional plat.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of the Canopy subdivision 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 petitioner must meet the minimum requirements of Florida-Friendly Landscaping publications and the Florida Yards and Neighborhoods Program For design techniques, principles, materials, and plantings for required landscaping.
3. A burrow survey and FWC permit are required to be provided to the County prior to tortoise relocation and site clearing/alteration. A limited site clearing permit for tortoise relocating can be obtained from Zoning. The after-action-report and FWC acceptance email is required prior to site clearing, or any site alteration. Eastern Indigo snake protection method notes need to be added to environmental plan notes on construction drawings.
4. The developer must conform to all Hernando County Facility Design Guidelines

5. Ensure there will be a minimum 2.5-feet between the property line and the sidewalk in the Typical Road Sections on the Construction Drawings and Final Plat of Phase 4B.
6. The developer shall install and dedicate to HCUD the necessary water and sewer infrastructure (including pump stations) necessary to supply the development.
7. The developer shall either install the proposed utility systems within dedicated county road right of ways or within a utility easement over a common tract dedicated to HCUD should it be determined by the developer that the roadways will be private. The proposed wastewater pump station site can either be a dedicated perpetual utility easement or a dedicated tract sized per HCUD's specification manual (section 4D.1.6).
8. If Street lighting will be installed in the development, please provide at least one of the following: show the pole locations on the construction drawings, add a note to the plans specifying that the location of the proposed poles will be in an area that will not conflict with the proposed water or sewer services, or provide utility separate details showing the location of all proposed utilities.
9. 5. Water Analysis:
 - a. Further analysis using the site layout, proposed elevations, once determined, and final hydrant locations will be required as part of the final design. The capacity analysis must demonstrate that the existing system as represented by the county model will be able to supply the required flow to the project.
 - b. Capacity analysis for the post development is needed to verify if the minimum flows and fire flow requirements are maintained, and minimum pressure are met.
10. 6. Wastewater Analysis:
 - a. Further analysis using the site layout and proposed elevations, once determined, will be required as part of the final design. The capacity analysis must demonstrate that the existing system as represented by the county model will be able to accommodate flows from the project.
 - b. Capacity analysis for the post development is needed to verify wet velocities, well sizing, pumps size, and pertinent parameters.
11. Submit the final hydraulic analysis model (using SewerCAD & WaterCAD) during the construction drawing submittal directly to HCUD on a thumb drive or upload to the files to our SharePoint site to determine the impacts to the existing water/wastewater system and to ensure that the development operates within HCUD specifications.