

**HERNANDO COUNTY PLANNING DEPARTMENT**

20 North Main Street, Room 262

Brooksville, FL 34601

**PLAT REVIEW APPLICATION**

Date 5/1/03

1. Plat Review Requested (Circle One):

Conditional Plat      Construction Drawings      Final Plat

2. Developer: H. Curtis Norman  
Address: 1537 Hunter Lane S., Clearwater, FL 33764  
Daytime Phone: (727) 530-5009

3. Project Engineer: Coastal Engineering Associates, Inc.  
Address: 966 Candlelight Blvd., Brooksville, FL 34601  
Daytime Phone: (352) 796-9423

4. Zoning Classification: Current-AG Petitioning for PDP (SF)

5. Number of Lots Shown: 20

6. Completed Certificate of Concurrency Application on File      Yes       No   
Attached herewith

7. Review Fee Enclosed (Check Made Payable to Hernando County Planning Department)(Check One/Circle Amount). Please note that other documentation may be required to complete each review phase.

• Conditional Plat: (Submit 21 copies of each of the following: Conditional Plat, Engineering Narrative Report, and this application)

$\$250.00 + \$2.00/LOT = \underline{\$330.00}$

Construction Drawings: (Submit 8 sets of the Construction Drawings)

$\$250.00 + \$5.00/LOT = \underline{\hspace{2cm}}$

Final Plat: (Submit 8 copies of the Final Plat and 2 copies of the Boundary Survey)

$\$250.00 + \$2.00/LOT = \underline{\hspace{2cm}}$

$\$300.00$  (cover sheet) +  $\$100.00$  per (additional sheet) = -----(County Surveyor Review Fee)

**AFFIDAVIT**

State of Florida  
County of Hernando

I, DONALD R. LACEY, as the <sup>authorized</sup> ~~(owner/legal representative)~~ <sub>Circle One</sub>

do hereby make application to Hernando County for platting procedures as noted above; that all answers to the questions in said application, all sketches and data attached to and made a part of this application are honest and true to the best of my knowledge and belief.

  
Signature

Sworn & Subscribed before me this 1 day of May, 2003.  
X Personally known to me, or    Produced Identification:    and  
DID X DID NOT take an oath.

  
Notary Public

(Seal) 

**H. CURTIS NORMAN  
REZONING  
PROJECT NARRATIVE**

**GENERAL DESCRIPTION**

The applicant is seeking zoning approval for approximately 40 acres of property, parcel key number 0034602 located east of U.S. Highway 19 in Section 18, Township 22 South, Range 18 East. Of the 40 acres, slightly more than one-half is uplands, with the remainder being part of Tooke Lake. The subject property is currently zoned AG. The surrounding zoning consists of single-family (PDP-SF) to the south and east, and agricultural (AG) to the north and west (Tooke Lake). The applicant is requesting rezoning from AG to PDP (SF). The zoning request is consistent with the Comprehensive Plan Future Land Use Map as it designates this area as Residential.

The applicant is proposing to develop a small subdivision, with lot sizes similar to those located within the project to the south and east, Woodland Waters. Lot sizes will range from slightly over ½ acre to approximately one acre in size. Like Woodland Waters, the lots will be served by central water and septic tanks. Access to the property will be via Wilderness Trail, which will be extended into the subdivision as a cul-de-sac approximately 900 feet in length. A 12 foot wide paved driveway will serve lots 1 and 2, from the cul-de-sac. Lots 13 and 14 will also be served by a 12 foot wide paved driveway, within a ROW in which a future roadway may be extended to the northeast corner of the property. Twenty lots are proposed on the subject property.

The applicant is also seeking conditional plat approval for the subject property.

**I. PRELIMINARY LAYOUT**

21 (11" x 17") copies of the Conditional Plat are attached.

**II. DRAFT OF PROTECTIVE COVENANTS**

The applicant intends to establish a homeowners' association prior to platting.

### III. PRELIMINARY ENGINEERING REPORT

- A. **Topography.** The property elevation ranges from over 30 feet MSL in the center to a low of less than 20 feet MSL along Tooke Lake.
- B. **Flood Plain.** A portion of site falls in Zone A as indicated on Flood Insurance Rate Map panel number 120110 150B of the Federal Emergency Management Agency. Zone A indicates areas of 100- year flood. The rest of the site is in Zone C indicating that there should be no flooding during a 500-year storm event.
- C. **Vegetation** The entire site is characterized by gently undulating topography moderately covered by typical sandhill/scrub habitat. Various oak tree species (*Quercus spp.*) are dominant throughout the site. Grasses (*Panicum spp.* *Amphicarpum spp.*) are prevalent within the Tooke Lake wetland areas.
- D. **Soils.** According to the Hernando County Soil Survey (U.S. Soil Conservation Service), the entire site consists of Tavares fine sand (a moderately well drained soil) and Basinger fine sand (a poorly drained soil type).
- E. **Wildlife.** Indication of gopher tortoise activity was observed in the higher portions of the site. No other evidence of protected species was observed.

### IV. STATEMENT OF DEVELOPER'S INTENT WITH RESPECT TO CONSTRUCTION OF IMPROVEMENTS PRIOR TO RECORDING SUBDIVISION PLAT OR BONDING INSTRUMENTS.

Common infrastructure improvements will be constructed or bonded prior to final platting.

### V. DEVELOPMENT SCHEDULE

Development is anticipated to start in late 2003 or 2004.

### VI. ADEQUATE ACCESS ANALYSIS

Direct access to the subject property is gained from Wilderness Trail

### **DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED**

The proposed project is below the established DRI threshold for residential development.

### **WATER AND SEWER**

The water will be provided by Hernando County Utilities. Individual septic tanks will be utilized for wastewater.

### **IX. SPECIFIC DEVIATIONS FROM THE CODE BEING REQUESTED.**

The applicant is requesting a modification from development standards to allow for the cul-de-sac length, since no other access configuration seems viable. He is also requesting approval to allow for two lots in the southwest and two lots in the northeast to be accessed via 12 foot wide driveways within an appropriately sized easements.

Report prepared by:

COASTAL ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink that reads "James S. Helm per Donald R. Lacey". The signature is written in a cursive style.

Donald R. Lacey, A.I.C.P., Vice President

Due to the small scale of the conditional plat, where it would not be legible on this web site, this document is not available for viewing; however, this document is available for view at the Hernando County Planning Department. Please contact our office at (352) 754-4057 extension 28012 to make an appointment to view the conditional plat.