

HERNANDO COUNTY ZONING AMENDMENT PETITION
Application to Change a Zoning Classification

Date: May 10, 2003

Print or Type all information. Refer to instruction sheets for assistance or call the Planning Department at the number on the instruction sheet.

APPLICANT: Sand Ridge Development Corp.

Mailing Address: P.O. Box 655
Brooksville, FL 34605

Daytime Phone: (352) 796-6319

FAX No.: (352) 799-9203

REPRESENTATIVE: Civil-Tech Consulting Engineers, Inc.

Mailing Address: 12 South Main St.
Brooksville, FL 346051

Daytime Phone: (352) 796-6319

FAX No.: (352) 799-9203

CONDUCT AT PUBLIC HEARINGS

Will Expert Witness be utilized during the public hearings? Yes

Please indicate how much additional time will be required during the public hearing (see instruction sheet):

Legal Description: Write below the complete legal description of the property. Include Section, Township, and Range; and if applicable, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.

R09-423-18-0000-0020-0040

SEC 9 TWP 23 S RANGE 18 E

Size of Area Covered by Application: 17.5 acre +/-

Highway & Street Boundaries: Elgin Blvd.

Current Zoning Classification: AG

Zoning Classification Desired: SF-PDP

Has a public hearing been held on this property within the past twelve months? No

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Alan K. Garman, hereby state and affirm that I have read the instructions for filing this application and that:

- I am the owner of the property covered under this application.
 I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application.

All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief.

Alan K. Garman

Signature of Applicant or Representative

STATE OF FLORIDA

COUNTY OF HERNANDO

On this the 7 day of MAY, 2003, before me, the undersigned Notary Public of the State of Florida, personally appeared Alan K. Garman and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal.

Mary E. Wisniewski
Notary Signature

NOTARY SEAL & COMMISSION
EXPIRATION:



Mary E Wisniewski
My Commission DD100783
Expires March 17 2008

The individual(s) are personally known to me or, presented the following identification: _____

LEGAL DESCRIPTIONS
FOR
SAND RIDGE
A Development in Holland Spring

Sand Ridge Phases Two
based on **Boundary Survey** prepared by:
Foresight Surveyors

A PARCEL OF LAND LYING SECTION 9, TOWNSHIP 23 SOUTH, RANGE 18
EAST, HERNANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS
(For Re-zoning purposes)

COMMENCE AT A 4"x4" MOOREHEAD C.M., BEING THE SOUTH 1/4 CORNER
OF SAID SECTION 9; THENCE, ALONG THE EAST LINE OF THE SW 1/4 OF
SAID SECTION 9, N 00°16'14" E 1750.71 FEET TO THE **POINT OF**
BEGINNING; THENCE S 89°23'48" W 1058.07 FEET; THENCE N 23°45'25" E
985.66 FEET TO A POINT INTERSECTING THE NORTH LINE OF THE SW 1/4
OF SAID SECTION 9; THENCE N 23°43'59" E 261.40 FEET; THENCE
S66°15'41" E 609.00 FEET; THENCE S 89°30'35" E 82.42 FEET; THENCE
S 09°50'25" W 481.33 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF
SAID SECTION 9; THENCE ALONG SAID EAST LINE S 00°16'14" W 410.38 FEET
TO THE **POINT OF BEGINNING**.

CONTAINING 19.93 ACRES MORE OR LESS.

MAY 9 2 03

**ENGINEER'S NARRATIVE
FOR
Sand Ridge Phase Two**

LOCATION: The project is located on the south side of Elgin Blvd., east of the West Hernando Wellfield and west of the Holland Spring D.R.I. The majority of this project is not a part of the D.R.I. A small portion of the property to be re-zoned however encroaches into the DRI property to the North. The revised legal description indicates the total area to be re-zoned for Phase Two to facilitate the villa homes.

LEGAL DESCRIPTION: A 19.93 acre parcel located in Section 9, Township 23S, Range 18 E, Hernando County, Florida. (see attached legal)

INTENDED USE: It is intended to develop this land with single family detached villas. Lots would be 50 x 110 (5500 s.f.) minimum. If the conditional plat and zoning are approved, the projected density would be 4.37 D.U./AC. The conceptual master plan provides for eighty seven (87) villa-lots.

DESIRED ZONING: SF-PDP (plan included)

ACCESS: The project would be accessed through Sand Ridge Phase One. Phase One is currently under construction. Sand Ridge Blvd. is to connect to Elgin Blvd. It will extend to the south end of Phase Two.

UTILITIES: Withlacoochee River Electric Cooperative will provide underground electric service. Both water and sewer service will be constructed and connected to Hernando County Utilities.

SETBACKS: Since the development is intended for villa homes with common maintenance, the lots will be smaller, maintenance free lots. Because of this, we are asking for approval of modified setbacks for the following:

- Front = 20'
- Sides = 5'
- Rear = 15'



SAND RIDGE PHASE II MASTER PLAN TO ADD VILLA LOTS

MAY 19 2003

