

**HERNANDO COUNTY ZONING AMENDMENT PETITION**

**Application to Change a PDP Zoning Classification**

Date: 5/7/03

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

**APPLICANT:** H. Curtis Norman

Mailing Address: 1537 Hunter Lane S.  
Clearwater, FL 33764

Daytime Phone: (727) 530-5009

FAX No:

**REPRESENTATIVE:** Coastal Engineering Associates, Inc.

Mailing Address: 966 Candlelight Blvd.  
Brooksville, FL 34601

Daytime Phone: (352) 796-9423

FAX No. (352) 799-8359

**CONDUCT AT PUBLIC HEARINGS:** Donald R. Lacey, A.I.C.P., Vice President Coastal Engineering

Will Expert Witness be utilized during the public hearings?

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.

SW 1/4 of NW 1/4 of Section 18, Township 22 South, Range 18 East, Hernando County, Florida

SEC 18 TWP 22 (S) RANGE 18 (E)

**Size of Area Covered by Application:** approx. 40 acres

**Highway & Street Boundaries:** Wilderness Trail (residential street within Woodland Waters Subdivision)

**Current Zoning Classification:** AG

**PDP Zoning Classification Desired:** PDP (SF)

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

**ACKNOWLEDGEMENT**

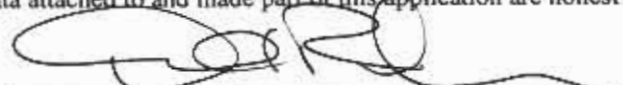
This acknowledgement must be signed in the presence of a Notary Public.

I, Donald R. Lacey, A.I.C.P., Vice President Coastal Engineering, 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 <sup>authorized</sup> 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.

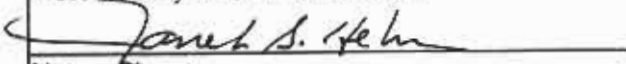
  
Signature of Applicant or Representative

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 Donald R. Lacey 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.

**NOTARY SEAL & COMMISSION EXPIRATION:**

  
Notary Signature



Personally Known to Me  Presented the following Identification:

Did take an oath; or  DID NOT take an oath

# 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 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.

**VII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED**

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

**VIII. WATER AND SEWER**

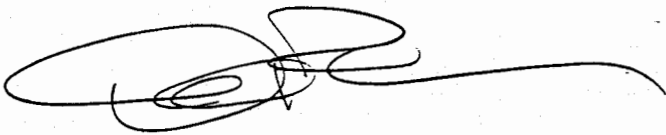
The water will be provided by Hernando County Utilities. Individual septic tanks will be utilized for wastewater.

**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, appearing to read 'Donald R. Lacey', with a long horizontal flourish extending to the right.

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

