

**HERNANDO COUNTY ZONING AMENDMENT PETITION**  
**Application to Change a PDP Zoning Classification**

Date: \_\_\_\_\_

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

<b>APPLICANT:</b> Bridgewater Club Partners, Ltd.	
Mailing Address: 2700 Wycliff Road, Suite 312, Raleigh, North Carolina 27607	
Daytime Phone: 919-510-9660	FAX No.:
<b>REPRESENTATIVE:</b> Sandspur Housing Partners, Ltd.	
Mailing Address: 1551 Sandspur Road, Maitland, Florida 32751	
Daytime Phone: 407-641-6478	FAX No.:
<b>PUBLIC CONTACT PERSON:</b> Mr. Daniel Kirby, Development Manager	
Daytime Phone: 407-641-6478	FAX No.:
<b>CONDUCT AT PUBLIC HEARINGS:</b>	
Will Expert Witness be utilized during the public hearings? <b>No.</b>	
Please indicate how much additional time will be required during the public hearing (see instruction sheet):	
<b>Legal Description:</b> 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.	
See attached Legal Description.	
SEC <u>10</u> TWP <u>23</u> (S) RANGE <u>17</u> (E)	
Size of Area Covered by Application: 13.057 acres.	
Highway & Street Boundaries: Exultant Drive & Primrose Lane	
Current Zoning Classification: MF - PDP	
PDP Zoning Classification Desired: No change; Modification of buffer requirements only.	
Has a public hearing been held on this property within the past twelve months? <b>No.</b>	

**ACKNOWLEDGMENT**

This acknowledgment must be signed in the presence of a Notary Public.  
 I, Daniel Kirby, Development Manager, Bridgewater Club Partners, Ltd., 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.

*[Signature]*  
 Signature of Applicant or Representative  
 Seminole  
 COUNTY OF HERNANDO

STATE OF FLORIDA \_\_\_\_\_  
 On this the 9th day of May, 2003, before me, the undersigned Notary Public of the State of Florida, personally appeared Daniel Kirby 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.  
*[Signature]*  
 Notary Signature

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

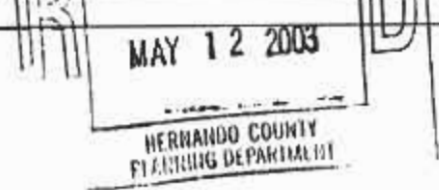
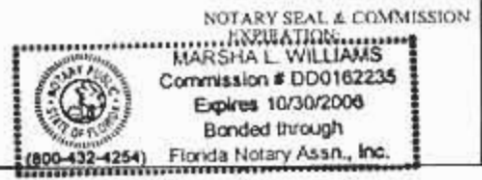


EXHIBIT "A"  
Legal Description

A PARCEL OF LAND LYING WITHIN SECTION 10, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 10, NORTH 00°20'53" EAST (BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION), FOR 1,276.77 FEET SAME ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE THE WEST BOUNDARY OF SAID SECTION 10, THE SAME ALSO BEING THE EAST BOUNDARY OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1091, PAGE 1737 THE SAME ALSO BEING THE EAST BOUNDARY OF PRIMROSE LANE AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGES 24 AND 25 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA NORTH 00°20'53" EAST, FOR 502.34 FEET TO THE SOUTHWEST CORNER OF REGENCY OAKS UNIT TWO AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 6 THROUGH 9 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID REGENCY OAKS UNIT TWO THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89°39'06" EAST, FOR 400.00 FEET; (2) NORTH 39°18'20" EAST, FOR 524.48 FEET TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF REGENCY OAKS UNIT ONE, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 46 THROUGH 48 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID REGENCY OAKS UNIT ONE, AND THE SOUTHERLY BOUNDARY OF THAT CERTAIN PARCEL RECORDED IN OFFICIAL RECORDS BOOK 1263, PAGE 406 THE FOLLOWING TWO (2) COURSES: (1) SOUTH 50°41'40" EAST, FOR 388.91 FEET; (2) SOUTH 47°13'34" EAST, FOR 400.73 FEET; THENCE SOUTH 39°18'20" WEST, FOR 187.87 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF TRACT "F" OF REGENCY OAKS COMMERCIAL AS SHOWN ON THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGES 22 AND 23 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 50°41'40" EAST, FOR 1.41 FEET TO A NON-TANGENT CURVE; (2) 118.60 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 37°09'59", AND A CHORD OF 116.00 FEET WHICH BEARS SOUTH 13°35'00" WEST; (3) SOUTH 05°00'00" EAST, FOR 139.25 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF LAKEWOOD PLAZA AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 27, PAGES 42 AND 42 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY BOUNDARY OF LAKEWOOD PLAZA THE FOLLOWING SIX (6) COURSES: (1) NORTH 51°05'04" WEST, FOR 508.91 FEET; (2) NORTH 80°37'10" WEST, FOR 181.24 FEET; (3) SOUTH 51°07'11" WEST, FOR 238.27 FEET; (4) NORTH 89°28'40" WEST, FOR 247.77 FEET; (5) SOUTH 00°22'22" WEST, FOR 193.13 FEET; (6) NORTH 89°28'42" WEST, FOR 188.06 FEET TO THE POINT OF BEGINNING.

BRIDGEWATER CLUB APARTMENTS

ZONING AMENDMENT PETITION

NARRATIVE

On September 24, 2002 a Memorandum of Understanding "Agreement" was executed between the Hernando County Board of County Commissioners and CED Construction Partners, Ltd. That Agreement allowed certain changes to the perimeter fences shown on the Master Plan as approved in the August 5, 1997 Rezoning Petition, performance condition number 9.

The purpose of this Zoning Amendment Petition is to modify the Master Plan performance condition number 9 to conform with Item Number 3 of the Memorandum of Understanding (Sept. 24, 2002). The following text is recommended to revise or replace the current performance condition number 9:

"9. The petitioner shall provide a solid PVC vinyl fence along the boundaries as shown on the attached Exhibit A."

This text revision, together with Exhibit A referenced above and attached to this petition will provide the Master Plan revision required by the Memorandum of Understanding.

- 0 VINYL / PVC FENC.
- 6' VINYL / PVC FENCE
- DECORATIVE PICKET/ENTRY WALL

