

HERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a PDP Zoning Classification

Date: July 7, 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: Christopher D. Shemwell

Mailing Address: 13329 Whitmarsh Street
Spring Hill, FL 34609

Daytime Phone:

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 Associates, Inc.

Will Expert Witness be utilized during the public hearings? No

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.

W 1/2 of SW 1/4 of NE 1/4 of Section 32, Township 23 South, Range 18 East, Hernando County, FL

SEC 32 TWP 23 (S) RANGE 18 (E)

Size of Area Covered by Application: approx. 20 acres

Highway & Street Boundaries: Hyde Park Way, Padron Blvd. and Chalk Farm Rd.

Current Zoning Classification: AG

PDP Zoning Classification Desired: AR

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 Associates, Inc., 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 of Applicant or Representative

STATE OF Florida COUNTY OF Hernando

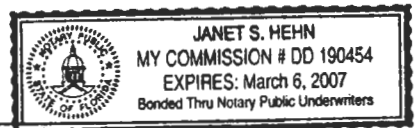
On this the 7 day of JULY, 2003, before me, the undersigned Notary Public of the State of Florida

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

**SHEMWELL ESTATES**  
**Conditional Plat /Rezoning Narrative**

**GENERAL DESCRIPTION:**

The proposed project, to be known as Shemwell Estates, consists of approximately 20 acres, located in Section 32, Township 23 South, Range 18 East. The property is bordered; on the southwest by Sandringham Lane.; on the east by Padron's West Linden Estates; and on the north by Barony Woods Phase 2.

The applicant intends to create a seven lot gated subdivision and is requesting an PDP (AR) zoning designation. He intends to retain the larger lot for his own residence.

The current zoning for this property is AG.

- Surrounding zoning consists of R1C to the north; R1C to the east; R1C to the southeast; and AG to the northwest.
- Hernando Co. Future Land Use Map indicates that this property is within a residential designation.

The proposed lots range in size from approximately 6.2 acres to approximately 1.8 acres. The proposed road right-of-way is 60 feet with both cul-de-sacs being within the County's standard for allowed length. As indicated by the cross section detail on the attached drawing, a roadway with open drainage is being proposed. Setbacks of 50' front, 10' side, and 35' rear area being requested.

**I. PRELIMINARY LAYOUT**

Sixteen (16) copies of the proposed Conditional/Master Plan are attached.

**II. DRAFT OF PROTECTIVE COVENANTS**

Protective covenants will be developed for the community prior to the sale of lots.

**III. PRELIMINARY ENGINEERING REPORT**

**A. Topography.**

The topo., according to USGS information obtained the SWFWMD website, ranges from 70 ' on the northeast to 60' on the south.

**B. Flood Plain.**

The project lies within Zone C according to FIRM Community-Panel 120110 0300B, indicating that no flooding is anticipated during the 100 year storm.

**C. Soils.**

The entire site consists of Candler fine sand. This soil type consists of nearly level to sloping, excessively drained, sandy soil.

**D. Vegetation.**

The natural xeric habitat has been retained on site, consisting of scrub oaks and scattered longleaf and slash pine. No listed species were noted other than the gopher tortoise.

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

Infrastructure improvements will be constructed or bonded prior to final platting.

**V. DEVELOPMENT SCHEDULE**

Development is anticipated to begin in 2004.

**VI. ADEQUATE ACCESS ANALYSIS**

Access to the property will be gained from Padron Blvd.

**DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED**

The proposed project is below all applicable DRI thresholds.

**WATER AND SEWER**

This project falls within Florida Water Service's service area, however the applicant is intending to utilize septic tanks and individual wells.

**IX. DRAINAGE**

A preliminary analysis of the site points to the probability of the drainage being dealt with by use of open drainage (swales).

COASTAL ENGINEERING ASSOCIATES, INC.

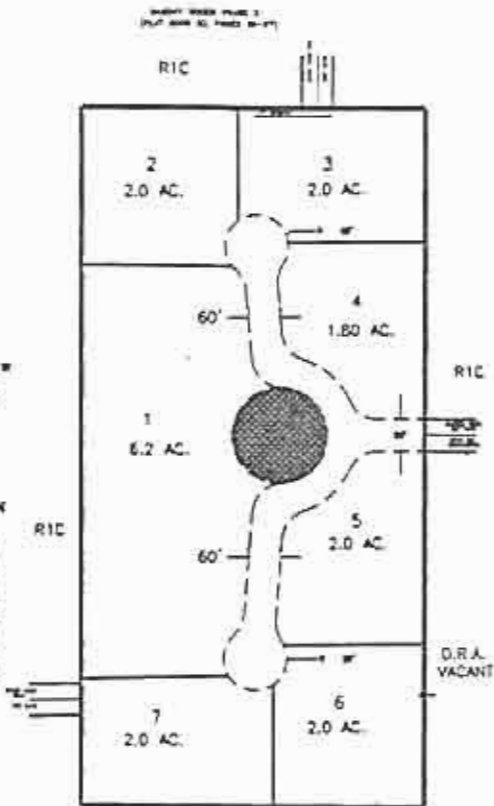
A handwritten signature in black ink, consisting of a large, stylized 'D' followed by 'R' and 'L' in a cursive script, with a long horizontal line extending to the right.

DONALD R. LACEY, AICP  
Senior Vice President,  
Coastal Engineering Associates, Inc.

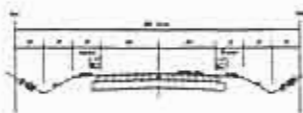


**LEGEND**

- - - - - PROPOSED DRA
- - - - - PROPOSED 60' R-O-W
- — — — PROPOSED LOT LINES
- — — — PROJECT BOUNDARY
- LANDSCAPE AREA
- RIC ZONING DESIGNATION



FUTURE PHASES OF VILLAGE OF SPRING HILL



TOPICAL SECTION  
1:10

**SITE DATA**

APPLICANT:  
CHRISTOPHER D. SHEMELL  
13329 WHITMARSH STREET  
SPRING HILL, FL 34609

PARCEL KEY NO. 00378503  
PARCEL AREA = APPROX 20 ACRES  
LOCATED IN SECTION 32, TOWNSHIP 23 S., RANGE 18 E.

CURRENT ZONING: AG  
REQUESTED ZONING: PDP (AR)  
TOTAL NUMBER OF LOTS = 7

**INTERNAL AND PERIMETER SETBACKS**

FRONT = 50'  
SIDE = 10'  
REAR = 35'

**NOTES:**

1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS.
2. DRAINAGE LOCATION IS SUBJECT TO REVISION BASED UPON FINAL DESIGN CRITERIA.
3. THE LOCATION OF ANY NECESSARY EASEMENTS WILL BE DETERMINED DURING THE ENGINEERING DESIGN PROCESS.

MASTER PLAN/  
CONDITIONAL PLAT  
SHEMELL, ESTATES  
(CHRISTOPHER D. SHEMELL)



DATE: 07/09/2003  
TIME: 09:30:10 AM  
DRAWN BY: [Name]  
CHECKED BY: [Name]

NO.	DATE	DESCRIPTION

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