

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

Date: July 9, 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: Trifoliata Development, Inc.

Mailing Address: 660 Beachland Blvd., #301
Vero Beach, FL 32963

Daytime Phone: (772) 234-2410

FAX No: (772) 234-6059

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.

The legal is attached to the Warranty Deed included in the submittal package.

SEC 11 TWP 23 (S) RANGE 18 (E)

Size of Area Covered by Application: Approx. 49 Acres.

Highway & Street Boundaries: Powell Rd. to the south and Suncoast Parkway to the west

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

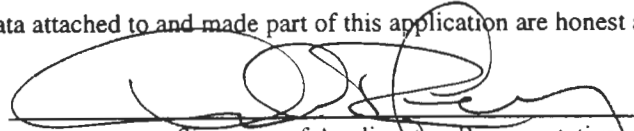
ACKNOWLEDGEMENT

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

I, Donald R. Lacey, A.I.C.P., Vice President, Coastal Engineering 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.
Advised

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.

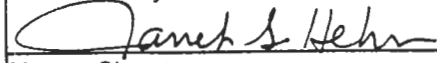

Signature of Applicant or Representative

STATE OF Florida COUNTY OF Hernando

On this the 9 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

TRIFOLIATA DEVELOPMENT, INC. MASTER PLAN NARRATIVE

General Description

The subject 48.3 ± ac. site is located on the north side of Powell Road just east of and adjacent to the Suncoast Parkway, in Section 11, Township 23 South, Range 18 East, Hernando County, Florida. The current zoning for the subject parcel is AG. Surrounding zoning is as follows: to the north is AR-2; to the south is CPDP (MF), and (SF); to the east is AR-2 and to the west is CPDP (Villas). The Hernando County Comprehensive Future Land Use Map shows this area within a Residential designation. The applicant is requesting a Planned Development Project (PDP) zoning, with (SF) single-family use for villa lots.

The subject site was at one time a portion of the property now developed as Silverthorn. Villa homes were being considered for this segment of the property prior to the decision by FDOT to construct the Suncoast Parkway. In discussions with local builders, the applicant has been encouraged to provide lots for villa style housing, with a lot size of 60 feet by 120 feet requested. Villa lots have proven to be very popular in the immediate area as evidenced by Silverthorn. The property is in close proximity to the Suncoast Parkway, schools, commercial and employment (Airport Industrial Park and environs).

The attached site plan depicts the location of requested land use and the access and circulation. Proposed building setbacks are: 20' front, 5' side and 15' rear, with a perimeter boundary setback of 25'.

I. PRELIMINARY ENGINEERING REPORT

- A. TOPOGRAPHY – The highest point, 73 ft MSL, lies toward the center of the property, falling off in all directions, with the low of 59 ft. MSL in the northeast corner.
- B. FLOOD PLAIN – According to FEMA Flood Insurance Rate Map 120110 0325 B, the entire site is designated as Zone C, with no flooding anticipated in the 100 year design storm.
- C. SOILS - According to the Hernando County Soil Survey (U.S. Soil Conservation Service), the site consists Candler fine sands. This soil is well drained and very conducive to development.

D. VEGETATION & WILDLIFE

Vegetation on the entire site is disturbed and consists almost entirely of poorly improved pasture. Bahia grass (*Paspalum notatum*) is co-dominant with dog fennel (*Eupatorium spp.*). Several pines were noted along the north and east edges. Three specimen and two majestic oaks are tightly clustered in the east-central portion of the pasture.

Several active gopher tortoise (*Gopherus polyphemus*) burrows were noted throughout the site. No other listed flora or fauna species were noted.

- E. DRAINAGE - The natural drainage pattern on the property is from the center outward toward the perimeter. Stormwater runoff will be routed to common drainage retention areas, constructed in accordance with SWFWMD guidelines. Drainage shown on the site plan is conceptually located, with final location and size to be established during engineering design.

IV. LIST OF PLANNED PUBLIC IMPROVEMENTS

No planned public improvements are proposed as part of this project, other than normal residential infrastructure and any required improvements to provide for turning movements from Powell Road.

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

Improvements will be constructed or bonded prior to final platting.

VI. DEVELOPMENT SCHEDULE

Development is anticipated to commence in 2004.

VII. ADEQUATE ACCESS ANALYSIS

Access will be gained from Powell Road, which operates at an excellent level of service.

VIII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed development is well under the threshold for a residential Development of Regional Impact.

IX. WATER SUPPLY AND SEWAGE DISPOSAL PLANS

Sewer and potable water will be provided by Hernando County Utilities Department, which has major facilities in the area.

X. VARIATIONS FROM STANDARDS BEING REQUESTED

A reduction in building setback from 75' to 25' along Powell Road, provided that a fence or wall is provided along the back lot lines of adjacent residential lots.

Report Prepared By:

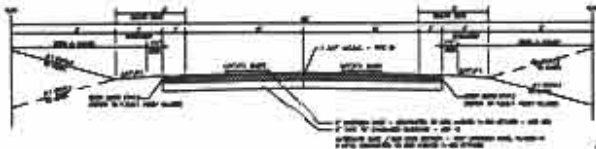
COASTAL ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'D. Lacey', with a long horizontal line extending to the right.

Donald R. Lacey, AICP
Senior Vice President

LOCAL ROAD - CLOSED DRAINAGE

(VERTICAL DESIGN SPEED = 30 MPH (50 KPH))
 (HORIZONTAL DESIGN SPEED = 30 MPH (50 KPH))
 * 30 MPH SIGNED WITH ADVANCE AND APPROACH SIGNS



TYPICAL SECTION

OAKWOOD ACRES
 PLAT BOOK 15, PAGE 88 THROUGH 103

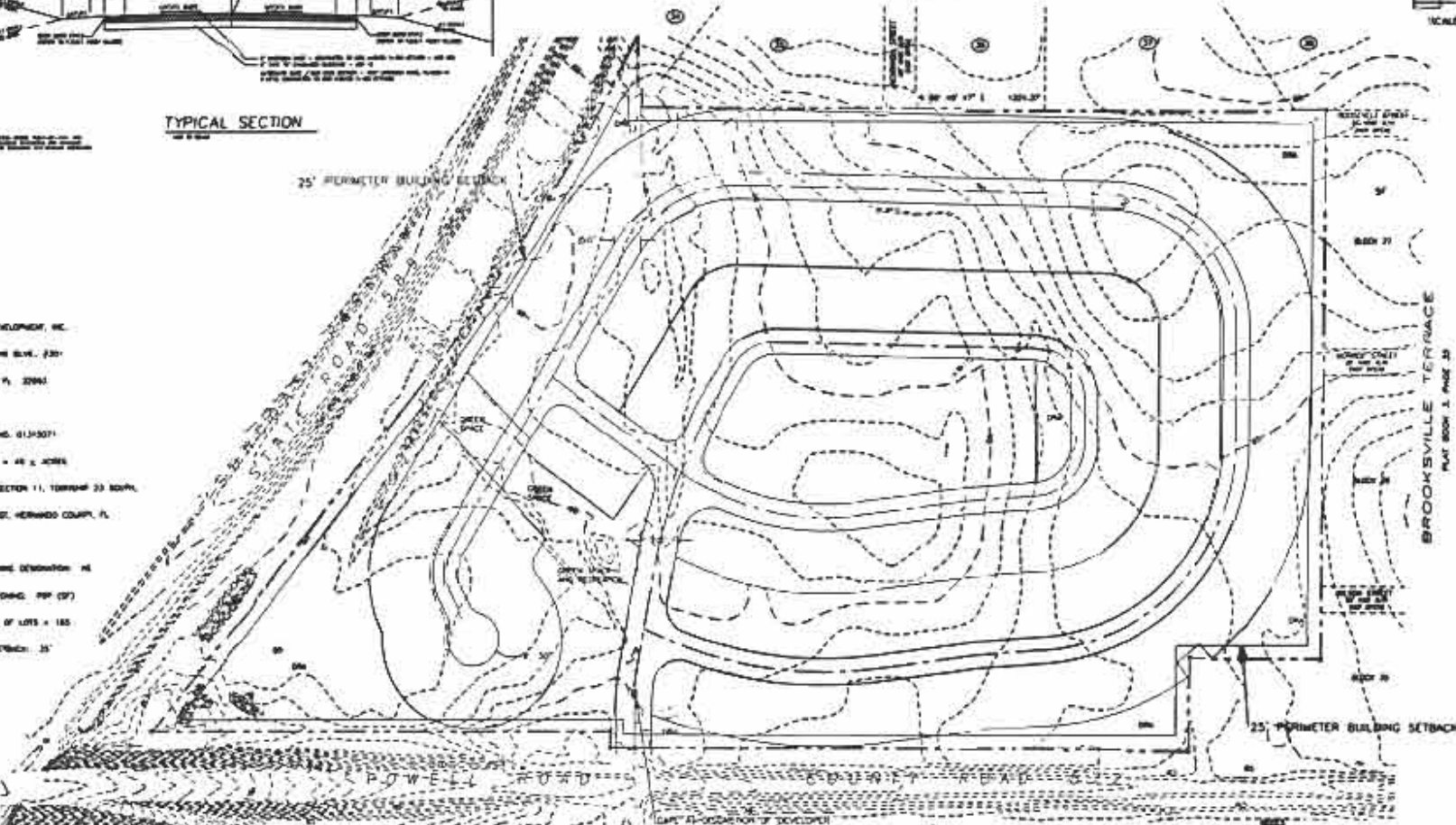


SECTION

APPLICANT:
 TRIFOLIATA DEVELOPMENT, INC.
 600 BROADWAY BLVD., 2301
 WEST BEACH, FL 33594

PARCEL: 67-16-01-0130071
 PARCEL AREA = 48 ± ACRES
 LOCATED IN SECTION 11, TOWNSHIP 23 NORTH,
 RANGE 18 EAST, HERNANDO COUNTY, FL.

CURRENT ZONING DESIGNATION: R-16
REQUESTED ZONING: PDP (P7)
MINIMUM NO. OF LOTS: 180
PERIMETER SETBACK: 25'



JUL 14 2005

1. THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN AND IS NOT INTENDED FOR RECEPTION IN PUBLIC RECORDS.
2. DRAINAGE LOCATIONS IS SUBJECT TO REVISION BASED UPON FINAL DESIGN CRITERIA.

MASTER SITE PLAN
 TRIFOLIATA DEVELOPMENT, INC.

PROJECT: 07-16-01-0130071
 SHEET: 1 OF 1



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 1000 W. UNIVERSITY BLVD., SUITE 100
 TAMPA, FL 33606
 TEL: 813-973-1100
 FAX: 813-973-1101
 WWW.COASTAL-FL.COM

NO.	DATE	DESCRIPTION

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