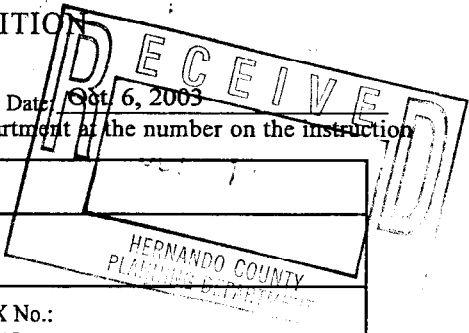


HERNANDO COUNTY ZONING AMENDMENT PETITION
Application to Change a Zoning Classification

Date: Oct 6, 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: Charles M. Sasser, Jr.

Mailing Address: P.O. Box 10386, Brooksville, FL 34603-0386

Daytime Phone: (352) 796-2193 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?

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, number. Attach additional sheet if necessary.

SEC 20 TWP 22 (S) RANGE 19 (E)

Size of Area Covered by Application: 31.32 ac.

Highway & Street Boundaries: S.R. 50 (Cortez Blvd.) and Mobley Road

Current Zoning Classification: AG

Zoning Classification Desired: R-3

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, CLIFF MANUEL, 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
- I am the authorized 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

STATE OF FLORIDA COUNTY OF HERNANDO

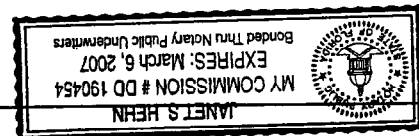
Signature of Applicant or Representative

On this the 6TH day of OCTOBER 2003, before me, the undersigned Notary Public of the State of Florida, personally appeared CLIFF MANUEL and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

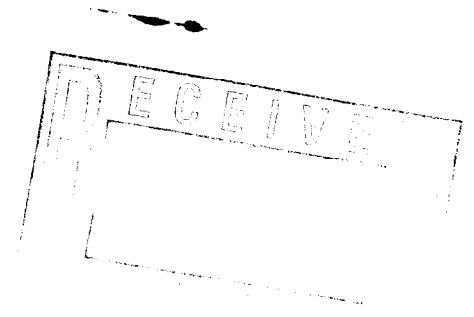
NOTARY SEAL & COMMISSION EXPIRATION:

WITNESS my hand and official seal. Janet S. Hehn
Notary Signature

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



SASSER
Rezoning Narrative



The proposed project consists of 31.32_ acres located in Section 29, Township 22 South, Range 19 East, Hernando County, Florida, (four parcels - key nos. 00136114, 00360308, 00136105 and 00360415. The property is bound on the northwestern side by S. R. 50 (Cortez Blvd.) and on the east by Mobley Road.

The applicant's is requesting rezoning from Agriculture to R-3 (multi-family) for proposed 3 story condominiums (240 D.U.s) with a centrally located clubhouse. The surrounding zoning consists of: AG (north), AG and AR (south and west), and C-2 (east)). The Hernando County Future Land Use Map indicates that the property is within Residential and Rural designations. This proposed project is consistent with Hernando County Comprehensive Plan Policies 1.01G(5), 1.01G(7), and Policy 3.01A(1).

Mr. Sasser intends to retain a 125' natural vegetative buffer adjacent to S.R. 50, and a 100' natural vegetative buffering around the rest of the perimeter of the proposed project.

The subject property lies within Zone C according to FIRM Community-Panel 120110 0175B. Zone C is an area not expected to flood in the 100 year storm event.

According to the USDA Soil Survey for Hernando County, soil present on this property is Nobleton fine sand as well as Nobleton-Blichton-Flemington Association. The "Association" is defined as poorly drainage, while Nobleton by itself is defined as somewhat poorly drained.

The majority of the parcel is planted in pine with some scattered oaks along S.R. 50. The northeast portion of the parcel contains large hickory trees as well as laurel and live oaks. The ground cover vegetation under the planted pine consists of bahia grass, while the area in the northeast consists of shrubs and immature trees.

Access to the property will be gained from Mobley Road. The applicant will seek abandonment of Farnham Road. This road no longer is required to provide access to any property owner. The applicant provided an easement, on the western side of his property, to the property owners who previously used Farnham Road. The City of Brooksville has water and sewer facilities in the general area.

COASTAL ENGINEERING ASSOCIATES, INC.

Cliff Manuel, P.E.
President

The small scale of the following document may not be legible with some electronic viewers. The full-size version of this document and all file documents may be viewed at the Hernando County Planning Department during 8:00 AM to 5:00 PM, Monday thru Friday. If you have any questions, please contact us at 352-754-4057. Thank you.

