

HERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a PDP Zoning Classification

Date: Oct. 8, 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: VLT, INC

Mailing Address: 421 W. Jefferson Street
Brooksville, FL 34601

Daytime Phone: (352) 799-3000

FAX No: (352) 796-4121

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 east 2000 feet of Section 25, Township 22 South, Range 19 East lying south of S.R. 50 and the eastern 2000 feet of the northeast 1/2 of the northeast 1/4 of Section 36 Township 22 South, Range 19 East SEC 25 & 36 TWP 22 (S) RANGE 19 (E)

Size of Area Covered by Application: approx. 110 acres

Highway & Street Boundaries: S.R. 50 to the north

Current Zoning Classification: AG

PDP Zoning Classification Desired: PDP (SF) (GC) (OP)

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

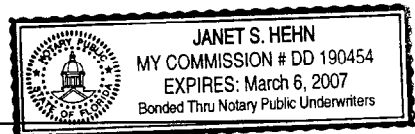
On this the 9 day of Oct., 2003, before me, the undersigned Notary Public of the State of Florida

personally appeared Cliff Manuel and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal.

NOTARY SEAL & COMMISSION EXPIRATION:

Janet S. Hehn
Notary Signature



Personally Known to Me Presented the following Identification: _____

Did take an oath; or DID NOT take an oath

VLT, INC.
Rezoning Narrative

GENERAL DESCRIPTION:

The proposed project consists of 110± acres located in Sections 25 and 36, Township 22 South, Range 19 East, Hernando County, Florida, (two parcels - key nos. 00665293 and 00362271). The property lies south of and adjacent to S.R. 50, approximately one mile to the east of Brooksville. The applicant is requesting rezoning from AG (Agriculture) to CPDP (Combined Planned Development Project), with SF (single family residential) and GC (general commercial). Adjacent property uses are commercial (north), AG and AR to the west, and rural residential (east and south).

The subject site is typical for the Brooksville Ridge area. The terrain is rolling, with elevations ranging from 160 feet along the western boundary to 90 feet in the property's northeastern corner along SR 50. The property is well vegetated, consisting of slash and longleaf pine, hickory, sweetgum, laurel and water oaks.

The Hernando County Future Land Use Map indicates that the property is within Residential and Rural designations, with the Rural designation along the eastern and southern boundaries. Development along SR 50 is proposed for GC given the fact that properties across SR 50 are in commercial use. A reverse frontage road is proposed directly south of the GC. The remainder of the property consists of single family housing, with the minimum lots size of 1.0 ac. A 30 foot natural buffer, which may be an easement within the lots, will be maintained around the perimeter of the housing areas along the project boundaries.

The proposed road right-of-way is 60 feet with swale and will be constructed to County standards.

Building Setbacks:

75' from S.R. 50, with the provision of a reverse frontage road, generally as depicted on the site plan. Perimeter building setback of 35 feet, with natural buffers provided where indicated on site plan.

Residential

Front = 25'
Side = 10'
Rear = 20'

Commerical

Front (on frontage rd.) = 35'
Side = 20'
Rear = 35'

I. PRELIMINARY LAYOUT

Sixteen (21) copies of the proposed Rezoning Plan are attached.

II. DRAFT OF PROTECTIVE COVENANTS

A homeowners association and appropriate documents will be prepared prior to development.

III. PRELIMINARY ENGINEERING REPORT

A. Topography.

The topography ranges from 160' on the west to 90' on the northeast.

B. Flood Plain.

The project lies within Zones C according to FIRM Community-Panel 120110 0190B. Zone C is an area not expected to flood in the 100 year storm event. A very small portion of northeast corner of the site, indicated on the master plan, is designated as flood prone within the Bystre Lake study.

C. Soils.

The project consists of Blichton loamy fine sand, Flemington fine sandy loam, and Wauchula fine sand soil types. Like much of the soil types around the City of Brooksville, these are described as a poorly drained soil types according to the Soil Survey of Hernando County, FL.

D. Vegetation & Wildlife.

The property is well vegetated, consisting of slash and longleaf pine, hickory, sweetgum, laurel and water oaks. A small forested wetand is located in the northeastern portion of the property, along SR 50. A tree survey will be prepared with the topographic and boundary survey work required for engineering design. No listed species were evident in the limited site visit.

IV. 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 the year 2004.

VI. ADEQUATE ACCESS ANALYSIS

Access to the property will be gained from S.R. 50. The main entrance has been located across from an existing directional median cut in SR 50.

VII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed development is below all DRI thresholds.

VIII. WATER AND SEWER

Individual wells and septic systems are proposed.

IX. DRAINAGE

The defined nature of the site topography is from west to east, with a natural "trough" forming generally along the alignment of the proposed entrance road. Drainage retention, conceptually located on the master plan, identify that area.

X. VARIATIONS FROM STANDARDS BEING REQUESTED

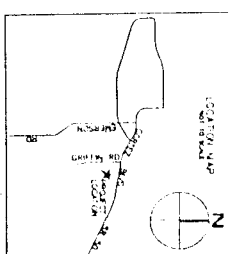
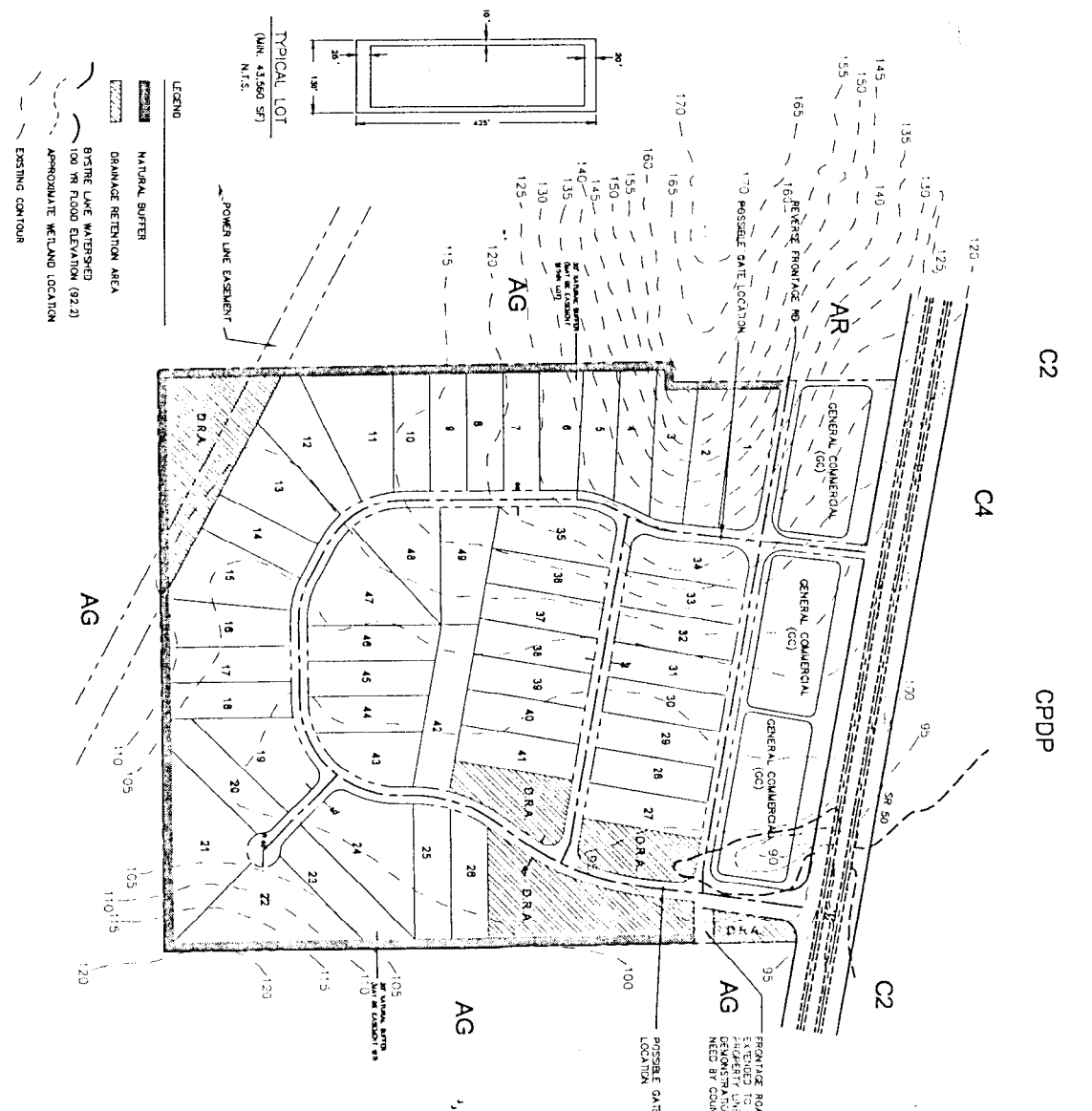
- Reduction in building setback from 125' to 75' along S.R. 50 due to inclusion of proposed reverse frontage road.

COASTAL ENGINEERING ASSOCIATES, INC.



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



SITE DATA

APPLICANT: VLT, INC.
 421 W. JEFFERSON ST.
 BROOKSVILLE, FL 34601
 PH. (352) 799-3000

OWNER: KENNETH F. RATHMANN TRUSTEE
 1315 S. ST. LOUIS
 TULSA, OK 74120

PARCEL KEY NO. 00655293 AND 00163271
 PARCEL AREA = APPROX. 110 ACRES

CURRENT ZONING: AG
 REQUESTED ZONING: PDP (SR) (GC)

TOTAL NUMBER OF LOTS = 49
 MINIMUM LOT SIZE = 43,560 SF

INTERIOR SETBACKS:
 FRONT: 25' SIDE: 10' REAR: 20'
 PERIMETER SETBACK = 35'
 SETBACK FROM S.R. 50 = 75'

FLOOD ZONE: ZONE C ACCORDING TO FIRM
 COMMUNITY-PANEL 120110 01909B

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 EXISTENTS WILL DETERMINED DURING THE ENGINEERING DESIGN PROCESS.

SITE DATA:

LAND USE	AREA(SQ.FT.)	DWELLING UNITS
SINGLE FAMILY	96	49
GENERAL COMMERCIAL	14	0

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<p>SHEET 1 OF 1</p>	<p>VLT, INC.</p>																		