

HERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a PDP Zoning Classification

Date: 10/6/03

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

APPLICANT: TBF Enterprises

Mailing Address: 24060 Deer Run Road
Brooksville, FL 34601

Daytime Phone: (352) 796-3399

FAX No: (352) 799-7576

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, Block, and Unit Number. Attach additional sheet if necessary.

SEC 17 & 18 TWP 22 (S) RANGE 18 (E)

Size of Area Covered by Application: Donald R. Lacey A.I.C.P., Vice President, Coastal Engineering Associates, Inc.

Highway & Street Boundaries: Star Road to the south

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, 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 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 OCTOBER 20 03, 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.

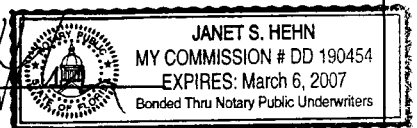
WITNESS my hand and official seal.

NOTARY SEAL & COMMISSION EXPIRATION:

Notary Signature

Personally Known to Me Presented the following Identification:

Did take an oath; or DID NOT take an oath



Property Description

Parcel No.1

A parcel of land approximately 16.64 acres more or less lying East of the Florida Power Right-of-Way in the Southeast Quarter of Section 18, Twp. 22 South, Rge. 18 East, Hernando County, Florida.

Parcel No. 2

A Parcel of land approximately 70.54 acres lying in the Southwest Quarter of Section 17, Twp. 22 South, Rge. 18 East, Hernando County, Florida.

**Woodland Waters Ph. 6
Narrative**

GENERAL DESCRIPTION:

The proposed project consists of 87 ± acres located in Sections 17 and 18, Township 22 South, Range 18 East, Hernando County, Florida, (two parcels - key nos. 01275550 and 00344540). The property lies east of Woodland Waters Ph. 2, north of and adjacent to Star Road. The applicant is requesting rezoning from Agriculture to Planned Development Project with single family [PDP(SF)] Adjacent property uses are PDP (SF) to the west and mobile homes to the south.

The Hernando County Future Land Use Map indicates that the property is within a Residential designation. The project consists of 76 single family lots, however approval for 80 is being requested. The minimum size lot is 0.5 ac. A 50 ft. natural vegetative buffer will be maintained along the southern boundary adjacent to Star Road. Phase 6, as proposed, is consistent with the Woodland Waters approved concept of central water and septic tanks. The rolling terrain of this phase would result in an inordinate number of pump stations. The proposed road right-of-way is 60 ft. in width.

The proposed building setbacks are as follow:

Front = 20'
Side = 7.5'
Rear = 15'

I. PRELIMINARY LAYOUT

Twenty-one (21) copies of the proposed Master 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 a high of approx. 78' m.s.l. to a low of 22' m.s.l. As previously stated, this project consists of rolling terrain.

B. Flood Plain.

The project lies within Zones C according to FIRM Community-Panel 120110 0150B. Zone C is an area not expected to flood in the 100 year storm event..

C. Soils.

According to the USDA Soil Survey for Hernando County, the soil present on the site is Candler fine sand. This soil type is described as excessively drained soil located in uplands.

D. Vegetation & Wildlife.

Native vegetation consists of scrub oaks including blackjack, post, and turkey oak. Scattered longleaf and slash pines have been recently logged from the site. Understory vegetation consists of indiagrass, chalky bluestem, pineland three-awn, panicum and annual forbs. The only threatened/endangered species or species of special concern located on the site were numerous gopher tortoise burrows. No wetlands or water features were located on the site.

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 the west via Woodland Waters Blvd.

VII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed development is below all DRI thresholds.

VIII. WATER AND SEWER

Central water and individual septic tanks are proposed. This concept is consistent with the previously approved phases of Woodland Waters.

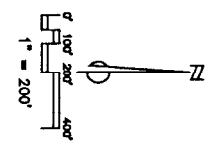
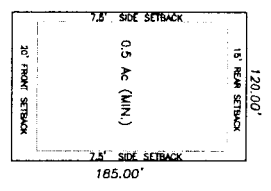
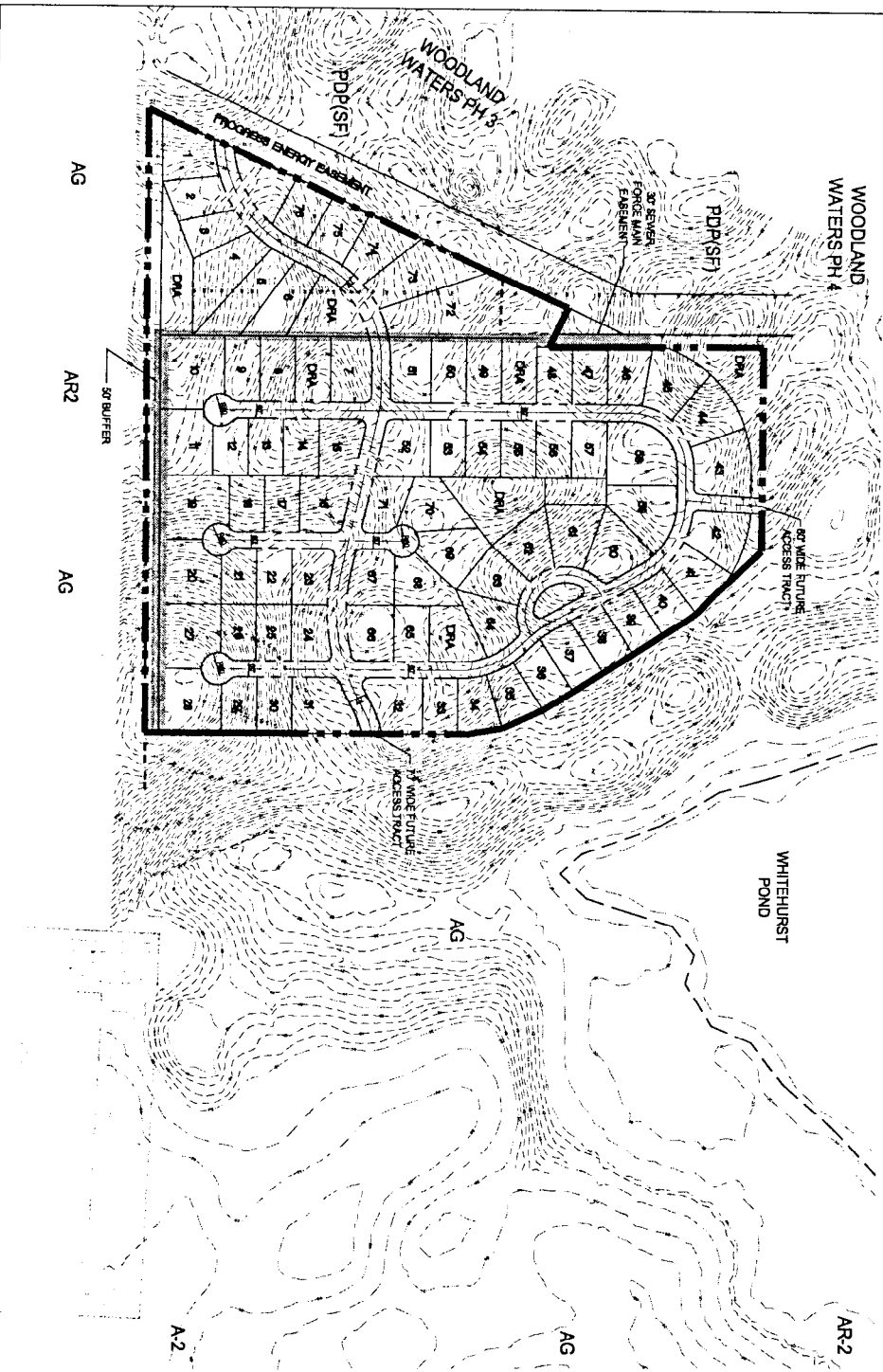
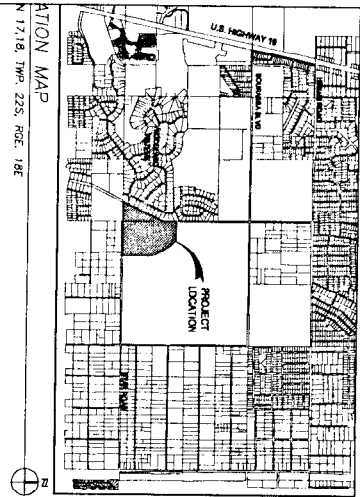
IX. DRAINAGE

The defined nature of the site topography leads to the construction of drainage retention in several areas of the project. Exact locations and sizes of these DRAs will be determined during the design/construction plan preparation phase.

COASTAL ENGINEERING ASSOCIATES, INC.

Cliff Manuel, P.E.
President
Coastal Engineering Associates, Inc.

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:
TBF ENTERPRISES
24060 DEER RUN ROAD
BROOKSVILLE, FL 34601
PH: (352)796-3399

ENGINEER:
COASTAL ENGINEERING ASSOC., INC.
968 CANDELIGHT BLVD.
BROOKSVILLE, FL 34601
PH: (352)796-9423

PARCEL KEY NOS. = 003444540, 01275550
PARCEL AREA = APPROX. 87 ACRES

CURRENT ZONING: AG, PDR(SF)
REQUESTED ZONING: PDR(SF)
TOTAL NUMBER OF UNITS = 76
PROPOSED PERIMETER SETBACK = 20'

NOTES:

1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT TO BE USED FOR RECONSTRUCTION IN PUBLIC RECORDS.
2. DRA FINAL CONFIGURATION AND FUNCTION SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON FINAL PLAN.
3. THE DEVELOPER, BASED ON FINAL DESIGN OF ROADWAYS AND DRAINAGE SYSTEMS, SHALL PROVIDE DRAINAGE BUFFER STRIP ALONG OPEN SPACE WHICH WILL BE SHOWN ON FINAL PLAN.

SETBACKS - AS SHOWN ON TYPICAL LOTS

LEGEND

- PROPERTY LINE
- - - PROPOSED ROAD R/W
- - - PROPOSED LOT
- - - EXISTING ROAD R/W
- - - EXISTING CONTOUR
- - - FEMA 100 YR FLOOD ZONE
- - - DRAINAGE RETENTION AREA

| DATE | REV. BY | REV. NO. | REVISION |
|------|---------|----------|----------|
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Coastal Engineering
Planning
Surveying
Professional
Construction Management

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Brooksville, FL 34601
PH: (352)796-9423

DRAWING SHALL UNLESS NOTED, DATED & SEALED BY REGISTERED PROFESSIONAL ENGINEER

REZONING

Woodland Waters Ext.