

HERNANDO COUNTY PLANNING DEPARTMENT

20 North Main Street, Room 262

Brooksville, FL 34601

PLAT REVIEW APPLICATION

Date: July 7, 2003

1. Plat Review Requested (Circle One):

Conditional Plat

Construction Drawings

Final Plat

Developer: VLT, INC.

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

Daytime Phone: (352) 799-3000

3. Project Engineer: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd., Brooksville, FL 34601

Daytime Phone: (352) 796-9423

4. Zoning Classification: AG

Number of Lots Shown: 384

6. Completed Certificate of Concurrency Application on File Yes ___ No ___

Note: Concurrency application is being submitted along with the conditional plat application.

7. Review Fee Enclosed (Check Made Payable to Hernando County Planning Department)(Check One/Circle Amount). Please note that other documentation may be required to complete each review phase.

Conditional Plat: (Submit 21 copies of each of the following: Conditional Plat, Engineering Narrative Report, and this application)

\$250.00 + \$2.00/LOT = \$1,018.00

Construction Drawings: (Submit 8 sets of the Construction Drawings)

\$250.00 + \$5.00/LOT = _____

Final Plat: (Submit 8 copies of the Final Plat and 2 copies of the Boundary Survey)

\$250.00 + \$2.00/LOT = _____

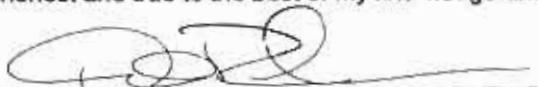
\$300.00 (cover sheet) + \$100.00 per (additional sheet) = _____ (County Surveyor Review Fee)

AFFIDAVIT

State of Florida
County of Hernando

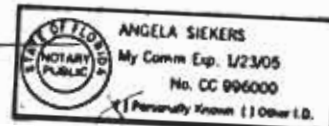
I, Donald R. Lacey, A.I.C.P., Vice Pres., Coastal Engineering Associates, Inc., as the authorized representative

do hereby make application to Hernando County for platting procedures as noted above; that all answers to the questions in said application, all sketches and data attached to and made a part of this application are honest and true to the best of my knowledge and belief.


Signature

Sworn & Subscribed before me this 7th day of July, 2003.
x Personally known to me, or ___ Produced identification: _____ and ___
DID x DID NOT take an oath.

(Seal) Angela Siekers
Notary Public



VLT, INC.
Conditional Plat /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 Agriculture to Combined Planned Development Project, with single family residential, multifamily, general highway commercial and office/professional. Adjacent property uses are commercial (north), residential (west) and rural residential (east and south). Surrounding zoning consists of AG.

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 soils do not percolate well. Both of the above features led to the decision to propose a community with central sewer and water, rather than a significant number of lots on septic tanks. 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. In accordance with Policy 1.01B(10), residential land uses consistent with those uses allowed in the Residential Land Use Category are allowable up to 1,320 feet into the Rural Land Use Category. In accordance with good planning principles, an orderly progression of intensity is proposed within the site plan. Development along SR 50 is proposed for a mixture of general highway commercial and office/professional, given the fact that properties across SR 50 are in commercial use. A reverse frontage road is proposed directly south of the commercial/office, with a 20 acre multifamily housing site adjacent to the south. It is possible that a SR 50 "window" will be provided for the multifamily development. The remainder of the property consists of single family housing, with the standard lot size being 75' by 125'. Lot sizes have been increased along the perimeter of the property, with the minimum lot size along the western boundary being 21,500 square feet and the minimum lot size along the eastern boundary being 34,000 square feet. A 30 foot natural buffer will be maintained around the perimeter of the housing areas along the east and west boundaries. All areas will be served by central sewer and water.

The proposed road right-of-way is 50 feet with curb and gutter, with the exception of the entrance boulevard, which will be constructed to collector road standards. The developer may create a private roadway network south of the frontage road or multifamily entrance. The configuration of a gated entrance, if provided, will be coordinated with the County Engineer.

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 75' width

Front = 25'
Side = 7.5'
Rear = 20'

Commerical and OP

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

Residential greater than 75'

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

Multifamily

Perimeter = 30'
Between buildings = 20'

I. PRELIMINARY LAYOUT

Sixteen (16) copies of the proposed Conditional/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 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..

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 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.

DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed development is below all DRI thresholds.

WATER AND SEWER

Central sewer and water are proposed. Hernando County and the City of Brooksville have facilities in the general area. A sewer-water agreement will be negotiated to establish how service will be brought to the site.

IX. DRAINAGE

The defined nature of the site topography leads to the construction of drainage retention along the alignment of the proposed entrance road.

X. VARIATIONS FROM STANDARDS BEING REQUESTED

One cul-de-sac of approximately 800 feet in length, serving 20 residential lots. Reduction in building setback from 125' to 75' along S.R. 50 due to inclusion of proposed reverse frontage road.

Due to the small scale of the conditional plat, where it would not be legible on this web site, this document is not available for viewing; however, this document is available for view at the Hernando County Planning Department. Please contact our office at (352) 754-4057 extension 28012 to make an appointment to view the conditional plat.