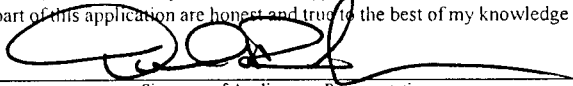
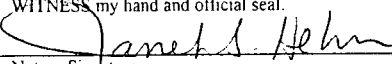
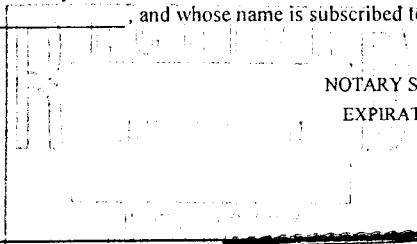



HERNANDO COUNTY ZONING AMENDMENT PETITION
Application to Change a Zoning Classification

Date: June 7, 2004 rev. 7/13/04

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 G. Sheffield, Trustee, The Suncoast Parkway Trust	
Mailing Address:	P.O. Box 1104 Brooksville, FL 34605-1104
Daytime Phone:	(352) 799-3000 (Contact- Gary Schraut) 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
PUBLIC CONTACT PERSON: Donald R. Lacey, Coastal Engineering Associates, Inc.	
Daytime Phone:	(352) 796-9423 FAX No: (352) 799-8359
CONDUCT AT PUBLIC HEARINGS: Donald R. Lacey, A.I.C.P., Sr. Vice Pres., 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.	
Potterfield's Garden Acres, Lots 7, 8, 25, and 26, as recorded in Plat Book 5, Pages 20 thru 22, public records, Hernando Co., FL	
SEC <u>28</u> TWP <u>22</u> (S) RANGE <u>18</u> (E)	
Size of Area Covered by Application: Approx. <u>20+</u> acres	
Highway & Street Boundaries: On south by Jacqueline Rd., on west by Jayson Dr., and on north by Taft St.	
Current Zoning Classification: AR-2	
Zoning Classification Desired: C/PDP (OP) (MF) (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, <u>Donald R. Lacey, A.I.C.P., Sr. V.P., Coastal Engineering Associates, Inc.</u> , hereby state and affirm that I have read the instructions for filing this application and that:	
<input type="checkbox"/> I am the owner of the property covered under this application. <input checked="" type="checkbox"/> 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.	
 Signature of Applicant or Representative	
STATE OF <u>Florida</u>	COUNTY OF <u>Hernando</u>
On this the <u>14</u> day of <u>July</u> , 2004, before me, the undersigned Notary Public of the State of Florida, personally appeared <u>Donald R. Lacey</u> and whose name is subscribed to the within instrument, and acknowledge that he executed it.	
WITNESS my hand and official seal.	NOTARY SEAL & COMMISSION EXPIRATION:
 Notary Signature	
The individual(s) are <input checked="" type="checkbox"/> personally known to me or, <input type="checkbox"/> presented the following identification: _____	


JANET S. HEHN
 MY COMMISSION # DD 190454
 EXPIRES: March 6, 2007
 Bonded Thru Notary Public Underwriters

**SUNCOAST PARKWAY TRUST
(Jacqueline Rd. Parcel)
REZONING NARRATIVE**

GENERAL DESCRIPTION:

The subject property, consisting of approximately 20± acres, is located roughly 1,000 ft. east of Mariner Blvd. in Section 28, Township 22 South, Range 18 East, Hernando Co., Florida. It is bound by Jacqueline Road (on the south); by Taft Street (on the north); and by Jayson Drive (on the west). The current zoning for this property is AR-2. Zoning surrounding the parcel is as follows: on the north, east and west is AR-2; and on the south is C-2, PDP (GC). The Hernando County Comprehensive Plan Future Land Use Map indicates that this parcel is designated Residential and abuts a Commercial designation which lies on the other side of Jaqueline.

The applicant is requesting combined planned development project with office professional (4 acres), single family attached duplexes (14 dwelling units), and single family lots (40), configured roughly as indicated on the attached master plan layout. The proposed residential densities are: approx. 3.2 DU's per ac. of single family and approx. 5.9 DU's per ac. of multi-family (duplexes). The project's intensity reduces from south (across from the commercial of Coastal Way Plaza) to north (across from mobile homes on rural residential lots along Taft). The quality of homes proposed within the project should be a benefit to the surrounding community. The provision of additional residential in close proximity to the center of retail and employment in west-central Hernando County is in furtherance of good planning principles.

Access to the project will be gained from Jacqueline as indicated on the attached drawing, with the entrance determined in conjunction with the County Engineer. No access is proposed onto Taft and Jayson, due to the unimproved nature of those roadways.

Perimeter building setbacks are as follows:

From Jacqueline Rd. = 75'

From Jayson Drive

(MF) (SF) = 20'

(OP) = 35'

From Taft St. = 20'

East side of parcel = 20'

A 35' building setback separating the OP area from the residential (multi-family and single family) is indicated on the rezoning drawing. Single family lots will have 7.5' side building setbacks, 15' rear building setbacks, and 25' front building setbacks. Duplex lots will have 25' front building setbacks, 5' side building setback, and 15' rear setbacks as indicated on the typical duplex lot shown on the rezoning drawing.

I. PRELIMINARY LAYOUT

Twenty-one copies of the layout are included in this submittal.

II. DRAFT OF PROTECTIVE COVENANTS

Protective covenants will be developed for the community prior to the sale of lots.

III. PRELIMINARY ENGINEERING REPORT

A. Topography. Topography ranges from a high of 110' along the southwestern portion of the project to a low of 80' on the northern and southern portion of the project.

B. Flood Plain. According to FEMA Flood Insurance Rate Map Community-Panel Number 120110 175B, the subject property lies in Zone C. Zone C is described as an area not expected to flood in the 100 year storm event.

C. Soils. According to the Soil Survey of Hernando County, Florida, the subject property consists of Candler fine sand, a soil with excellent percolation and very conducive to development.

D. Vegetation. A pedestrian survey of the site was conducted on June 4, 2004. The following is a brief description of what was observed:

The property is vacant and undeveloped. No improvements exist on-site. Tree species consist of scrub oaks (blackjack, post and turkey) and pines (slash and longleaf). There is a very thin stand of trees on the property with many of the trees less than ten feet in size. Ground cover vegetation consists of indiagrass, chalky bluestem, pineland three-awn, panicum and annual forbs. No majestic or specimen trees were located. Gopher tortoise burrows were observed on site indicating this species of special concern. No wetlands or other surface waters were noted on the subject property.

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

The initial phase of development is expected in 2005.

VI. ADEQUATE ACCESS ANALYSIS

Access to the property is available from Jacqueline Road, a County-maintained paved collector roadway operating at a very acceptable level of service. Jacqueline connects to

Sunshine Grove Road, Mariner Boulevard and Weeping Willow Street. These three roadways provide direct access to major retail areas without having to enter SR 50. They also provide controlled intersections with SR 50 that would allow traffic to flow east (from Sunshine Grove), west (from Weeping Willow) and south (from Mariner Blvd.). Sunshine Grove Road is scheduled for four-laning.

VII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed project is below all applicable DRI thresholds.

VIII. WATER AND SEWER

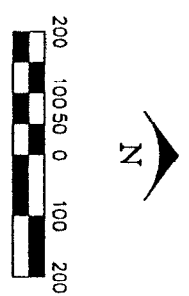
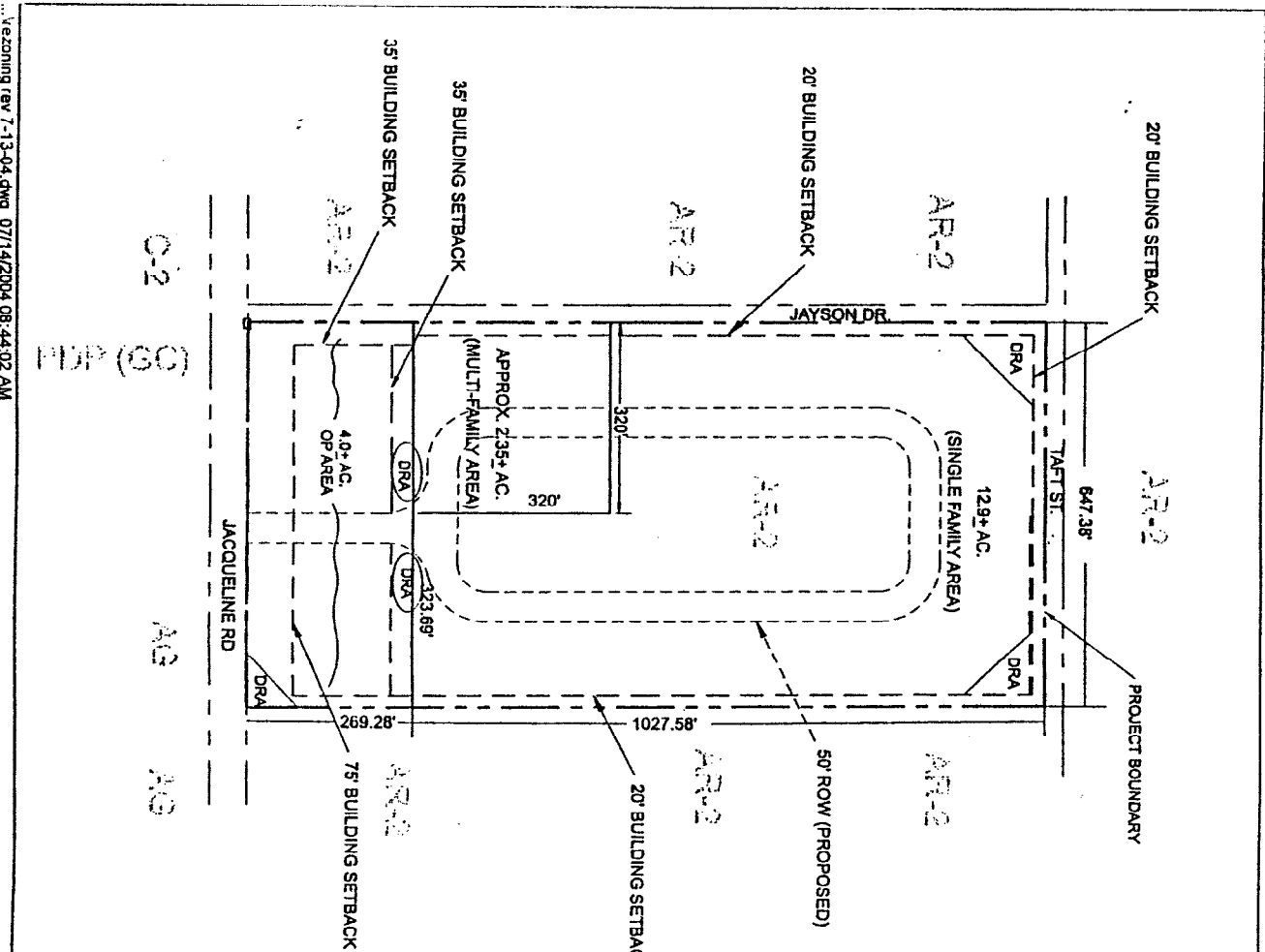
Water and sewer will come from the Hernando County Utilities Department, which has facilities located nearby.

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,
Coastal Engineering Associates, Inc.

Attached is correspondence / documentation received as public input for this petition. In reviewing this information, the Board needs to consider whether the correspondence provides evidence related to the case.



SITE DATA 1" = 200'

OWNER: CHARLES G. SHEPHERD, TRUSTEE
 THE SUNCOAST PARKWAY TRUST
 P.O. BOX 1104
 BROOKSVILLE, FL 34605-1104

PARCEL KEY NO.: 00959628
LOCATION: SECTION 28, TOWNSHIP 22 SOUTH, RANGE 18 EAST,
 HERNANDO COUNTY, FLORIDA

FLOOD ZONE: ZONE C ACCORDING TO FLOOD INSURANCE RATE
 MAP COMMUNITY-PANEL 120110 1759

CURRENT ZONING = AR-2
REQUESTING = CPDP WITH (OP) (MF) (SF)

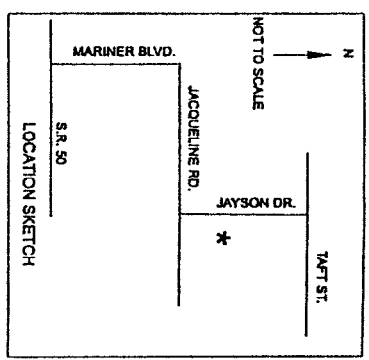
PERIMETER BUILDING SETBACKS:

FROM JACQUELINE RD. = 75'
 FROM JAYSON DR. (MF) (SF) = 20'
 (OP) (SF) = 35'
 FROM TAFT ST. = 20'
 EAST SIDE OF PARCEL = 20'

LAND USE	ACREAGE
(SF) SINGLE FAMILY	12.9± AC.
(OP) OFFICE PROFESSIONAL	4.0 ± AC.
(MF) MULTI-FAMILY	2.35± AC.
	19.25± AC.

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 RETENTION AREAS SHOWN ARE PRELIMINARY. ACTUAL SIZES AND LOCATIONS WILL BE DETERMINED DURING ENGINEERING DESIGN.



RECEIVED
 JUL 14 2004
 HERNANDO COUNTY
 PLANNING DEPARTMENT

REZONING

CHARLES SHEPHERD, TRUSTEE
 THE SUNCOAST PKWY TRUST

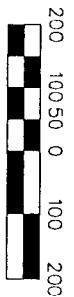
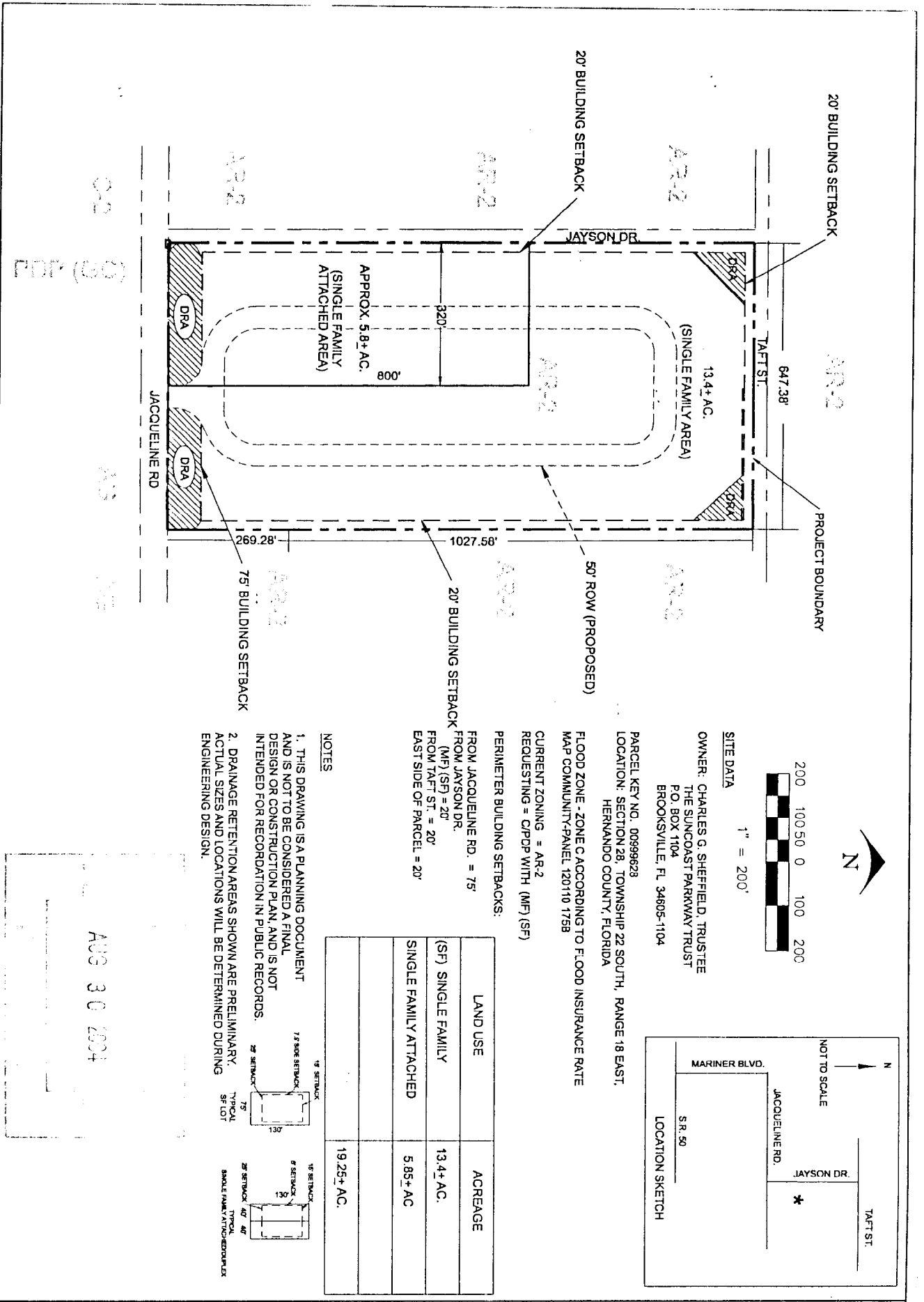
Coastal

10000 E. Bay Blvd., Suite 100, Jacksonville, FL 32256
 Phone: 904.251.1111 Fax: 904.251.1112
 www.coastalplanning.com

REUSE OF DOCUMENT

NO.	DATE	BY	REVISION

SHEET 1 OF 1 SHEET
 08110



SITE DATA

OWNER: CHARLES G. SHEFFIELD, TRUSTEE
 THE SUNCOAST PARKWAY TRUST
 P.O. BOX 1104
 BROOKSVILLE, FL 34805-1104

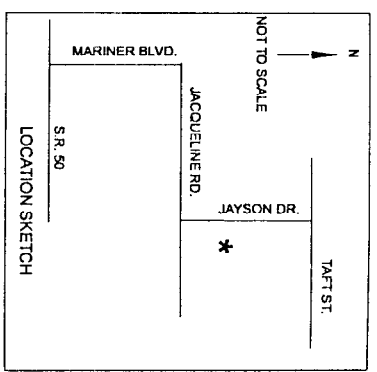
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 REQUESTING = C/PDP WITH (MF) (SF)
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 FROM JACQUELINE RD. = 75'
 FROM JAYSON DR.
 (MF) (SF) = 20'
 FROM TAFT ST. = 20'
 EAST SIDE OF PARCEL = 20'

LAND USE	ACREAGE
(SF) SINGLE FAMILY	13.4+ AC.
SINGLE FAMILY ATTACHED	5.85+ AC
	19.25+ AC.

NOTES

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AUG 30 2004

<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>08/30/04</td> <td>ISSUED FOR PERMITTING</td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1	08/30/04	ISSUED FOR PERMITTING	<p>Coastal Engineering Architects Environmental Construction Management</p> <p>10000 10000 10000</p>	<p>REVISIONS</p> <p>DATE: 08/30/04 TIME: 11:19 AM DRAWN BY: [Name] CHECKED BY: [Name]</p> <p>DATE: 08/30/04 TIME: 11:19 AM DRAWN BY: [Name] CHECKED BY: [Name]</p>
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