

HERNANDO COUNTY PLANNING DEPARTMENT
20 North Main Street, Room 262
Brooksville, Florida 34601
Ph. (352)754-4057

PLAT REVIEW APPLICATION

Date: Rev. 12/9/03

1. Plat Review Requested (Circle One):

Conditional Plat Construction Drawings Final Plat

2. Developer Trifoliata Development, Inc.
Address: 660 Beachland Blvd., #301, Vero Beach, FL 32963
Daytime Phone: (772) 234-2410

3. Project Engineer: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd., Brooksville, FL 34601
Daytime Phone (352) 796-9423

4. Zoning Classification: PDP (SF)

5. Number of Lots Shown: 165

6. Completed Certificate of Concurrency Application on File Yes No

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.

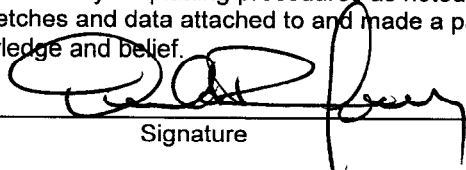
- Conditional Plat: (Submit 21 copies of each of the following: Conditional Plat, Engineering Narrative Report, and this application)
 $\$250.00 + \$2.00/LOT = \underline{\$580.00}$
- Construction Drawings: (Submit 8 sets of the Construction Drawings)
 $\$250.00 + \$5.00/LOT = \underline{\hspace{2cm}}$
- Final Plat: (Submit 8 copies of the Final Plat and 2 copies of the Boundary Survey)
 $\$250.00 + \$2.00/LOT = \underline{\hspace{2cm}}$
 $\$300.00 \text{ (cover sheet)} + \$100.00 \text{ per (additional sheet)} = \underline{\hspace{2cm}}$ (County Surveyor Review Fee)

AFFIDAVIT

State of Florida
County of Hernando


I, Donald R. Lacey, A.I.C.P., VP, Coastal Engineering Assoc., 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 9 day of December, 2003.
X Personally known to me, or Produced identification: and DID, or X DID NOT take an oath.

(Seal) 
Notary Public



TRIFOLIATA DEVELOPMENT, INC. CONDITIONAL PLAT NARRATIVE

General Description

The subject approx. 49 ac. site is located on the north side of Powell Road just east of and adjacent to the Suncoast Parkway, in Section 11, Township 23 South, Range 18 East, Hernando County, Florida. The current zoning for the subject parcel is Planned Development Project (PDP) zoning, with (SF) single-family use for villa lots. Surrounding zoning is as follows: to the north is AR-2; to the south is CPDP (MF), and (SF); to the east is AR-2 and to the west is CPDP (Villas). The Hernando County Comprehensive Future Land Use Map shows this area within a Residential designation.

The subject site was at one time a portion of the property now developed as Silverthorn. Villa homes were being considered for this segment of the property prior to the decision by FDOT to construct the Suncoast Parkway. In discussions with local builders, the applicant has been encouraged to provide lots for villa style housing, with a lot size of 60 feet by 120 feet requested. Villa lots have proven to be very popular in the immediate area as evidenced by Silverthorn. The property is in close proximity to the Suncoast Parkway, schools, commercial and employment (Airport Industrial Park and environs).

The attached site plan depicts the location of access approved by the BOCC.. Building setbacks are: 20' front, 5' side and 15' rear, with a perimeter boundary setback of 25'. Where the perimeter lots are adjacent to the residential subdivision to the north, a 25' landscape buffer is indicated, as conditioned in the BOCC approval. Site drainage, shown conceptually on the conditional plat, will be directed to its natural locations around the perimeter of the property.

I. PRELIMINARY ENGINEERING REPORT

- A. TOPOGRAPHY – The highest point, 73 ft MSL, lies toward the center of the property, falling off in all directions, with the low of 59 ft. MSL in the northeast corner.
- B. FLOOD PLAIN – According to FEMA Flood Insurance Rate Map 120110 0325 B, the entire site is designated as Zone C, with no flooding anticipated in the 100 year design storm.

C. SOILS - According to the Hernando County Soil Survey (U.S. Soil Conservation Service), the site consists Candler fine sands. This soil is well drained and very conducive to development.

D. VEGETATION & WILDLIFE

Vegetation on the entire site is disturbed and consists almost entirely of poorly improved pasture. Bahia grass (*Paspalum notatum*) is co-dominant with dog fennel (*Eupatorium spp.*). Several pines were noted along the north and east edges. Three specimen and two majestic oaks are tightly clustered in the east-central portion of the pasture.

Several active gopher tortoise (*Gopherus polyphemus*) burrows were noted throughout the site. No other listed flora or fauna species were noted.

E. DRAINAGE - The natural drainage pattern on the property is from the center outward toward the perimeter. Stormwater runoff will be routed to common drainage retention areas, constructed in accordance with SWFWMD guidelines. Drainage shown on the site plan is conceptually located, with final location and size to be established during engineering design.

IV. LIST OF PLANNED PUBLIC IMPROVEMENTS

No planned public improvements are proposed as part of this project, other than normal residential infrastructure and any required improvements to provide for turning movements from Powell Road.

V. STATEMENT OF DEVELOPER'S INTENT WITH RESPECT TO CONSTRUCTION OF IMPROVEMENTS PRIOR TO RECORDING SUBDIVISION PLAT OR BONDING INSTRUMENTS

Improvements will be constructed or bonded prior to final platting.

VI. DEVELOPMENT SCHEDULE

Development is anticipated to commence in 2004.

VII. ADEQUATE ACCESS ANALYSIS

Access will be gained from Powell Road, which operates at an excellent level of service.

VIII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed development is well under the threshold for a residential Development of Regional Impact.

IX. WATER SUPPLY AND SEWAGE DISPOSAL PLANS

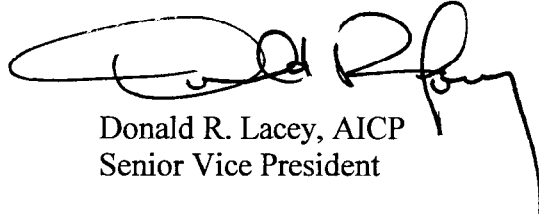
Sewer and potable water will be provided by Hernando County Utilities Department, which has major facilities in the area.

X. VARIATIONS FROM STANDARDS BEING REQUESTED

A reduction in building setback from 75' to 25' along Powell Road, provided that a fence or wall is provided along the back lot lines of adjacent residential lots.

Report Prepared By:

COASTAL ENGINEERING ASSOCIATES, INC.



Donald R. Lacey, AICP
Senior Vice President

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.