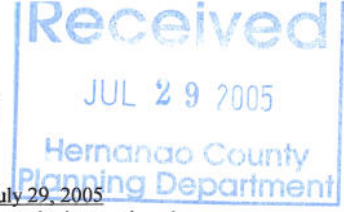
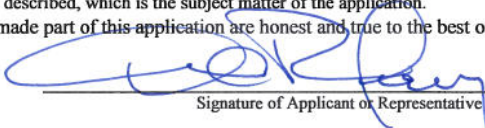
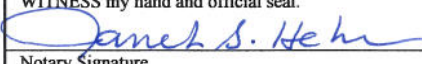


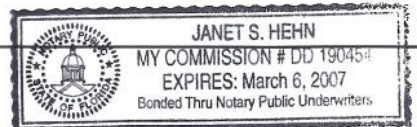
**HERNANDO COUNTY ZONING AMENDMENT PETITION**  
**Application to Change a PDP Zoning Classification**



Date: July 29, 2005

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

<b>APPLICANT:</b> Tri County Development, Inc.	
Mailing Address:	9020 Rancho Del Rio Dr., Suite 122 New Port Richey, FL 34655-5278
Daytime Phone:	(727) 376-6831
FAX No:	(727) 376-5973
<b>REPRESENTATIVE:</b> Coastal Engineering Associates, Inc.	
Mailing Address:	966 Candlelight Blvd. Brooksville, FL 34601
Daytime Phone:	(352) 796-9423
FAX No:	(352) 799-8359
<b>PUBLIC CONTACT PERSON:</b> Donald R. Lacey, A.I.C.P., Sr. Vice Pres., Coastal Engineering Associates, Inc.	
Daytime Phone:	(352) 796-9423
FAX No:	(352) 799-8359
<b>CONDUCT AT PUBLIC HEARINGS:</b> Donald Lacey or Joseph Quinn (both of 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):	
<b>Legal Description:</b> 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.	
See Attached.	
SEC <u>04</u> TWP <u>23(S)</u> RANGE <u>18(E)</u>	
<b>Size of Area Covered by Application:</b> Approx. 80.88 acres	
<b>Highway &amp; Street Boundaries:</b> Fenian Drive to the south and Highgrove Road to the north	
<b>Current Zoning Classification:</b> AG	
<b>Zoning Classification Desired:</b> PDP (SF)	
<b>Has a public hearing been held on this property within the past twelve months?</b> yes	
<b>ACKNOWLEDGEMENT</b>	
This acknowledgement must be signed in the presence of a Notary Public.	
I, <u>Donald R. Lacey, A.I.C.P., Sr. Vice Pres., 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 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>29th</u> day of <u>July</u> , 2005, before me, the undersigned Notary Public of the State of Florida, personally appeared <u>Donald R. Lacey</u> , 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	
The individual(s) are <input checked="" type="checkbox"/> personally known to me or, <input type="checkbox"/> presented the following identification: _____	



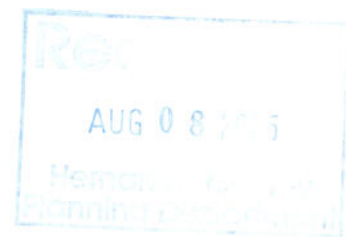
**Revised PARCEL DESCRIPTION:**

A Parcel of land lying within Section 4, Township 23 South, Range 18 East, Hernando County, Florida being more particularly described as follows:

Commence at the **POINT OF BEGINNING** at the Southeast corner of the North 1/2 of the Southeast 1/4 of Section 4, Township 23 South, Range 18 East, Hernando County, Florida; Thence, S 00° 00' 07" W for a distance of 1334.05 feet to a point on a line.  
Thence, N 89° 42' 45" W for a distance of 2424.97 feet to a point on a line.  
Thence, N 49° 17' 03" W for a distance of 316.53 feet to a point on a line.  
Thence, N 00° 13' 54" E for a distance of 1119.70 feet to a point on a line.  
Thence, S 89° 54' 28" E for a distance of 1340.38 feet to a point on a line.  
Thence, N 00° 06' 16" E for a distance of 639.87 feet to a point on a line.  
Thence, S 89° 57' 29" E for a distance of 660.00 feet to a point on a line.  
Thence S 00° 06' 16" W a distance of 640.45 feet to a point on a line.  
Thence, S 89° 54' 28.1" E for a distance of 660.00 feet to the **POINT OF BEGINNING**;

LESS Florida Power Corp. right-of-way.

Containing 81.19 acres more or less



**RIDGEWOOD  
REZONING NARRATIVE**



**GENERAL DESCRIPTION:**

The subject property, consisting of approximately 80.88 acres, is located north of Village Van Gogh in Section 4, Township 23 South, Range 18 East, Hernando Co., Florida. Access to the property is currently gained from Elgin Boulevard via Fenian Drive.

The current zoning for this property is AG. Zoning surrounding the subject property consists of: AG to the north; AR2 to the east; PDP (SF) to the west; and PDP (SF) and PDP (PSF) to the south. The Hernando Co. Comprehensive Plan Future Land Use Map indicates that the subject property is located in a residential designation.

The applicant is requesting the property be zoned as a Planned Development Project with Single Family [PDP (SF)]. The petition is consistent with the Hernando County Comprehensive Plan and compatible with the surrounding zoning. The proposed project will consist of a maximum of 135 single family lots (less than 1.7 dwelling units per acre) with connections to Landover Boulevard, Highgrove Road, and Fenian Drive. The project trip distribution on the adjacent roads should be relatively evenly split, resulting in very limited impact on any individual street. Additionally, with the residents of Village Van Gogh using our roadways to go north to Barclay (via Highgrove Rd.), there may be virtually no additional traffic on Elgin Boulevard.

The lots proposed along the boundary of the Village Van Gogh will be approximately 125' x 160' in size (matching the adjacent lots), with the rear 10 feet designated as a natural vegetative buffer. The rest of the project will consist of lots that are approximately 80' x 120'. An abundance of open space has been provided in the project layout.

Building setbacks being proposed are as follows:

Perimeter setback = 25'

Internal building setbacks

Front = 25'

Side = 7.5' (80' wide lots) 10.0' (120' wide lots)

Rear = 20'

**I. PRELIMINARY LAYOUT**

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

**II. DRAFT OF PROTECTIVE COVENANTS**

A homeowners association will be formed to maintain common infrastructure.

**III. PRELIMINARY ENGINEERING REPORT**

**A. Topography.** Topography ranges from a high of approximately 100' near the center of the project to a low of approximately 70' m.s.l as indicated on the attached drawing.

**B. Flood Plain.** According to FEMA Flood Insurance Rate Map Community-Panel Number 120110 150B, 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. Candler fine sands are well drained.

**D. Environmental:** A pedestrian survey of the site was conducted on May 6, 2005 and the following was observed:

- Evidence of gopher tortoise on site;
- Garberia (plant species) was noted;
- No wetlands;
- Site is longleaf-xeric oak habitat with the dominant trees being long leaf pines, turkey oaks, sand-live oaks, and bluejack oaks.

**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**

A development schedule has not yet been determined.

**VI. ADEQUATE ACCESS ANALYSIS**

Currently access is gained from Fenian Drive. The applicant is proposing connection to Fenian Drive, Landover Blvd. and Highgrove Road. As stated above, it is anticipated that the traffic impact on the individual roads will be very moderate. Also, the residents of Village Van Gogh will be able to get to Barclay via the proposed project's internal roadway system to Highgrove Road thus providing a probable reduction in the usage of Elgin Boulevard.

**VII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED**

The proposed project is below all applicable DRI thresholds.

**VIII. WATER AND SEWER**

The proposed project lies within the Hernando Co. Utility Dept. service area.

**IX. DEVIATIONS BEING REQUESTED**

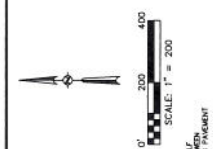
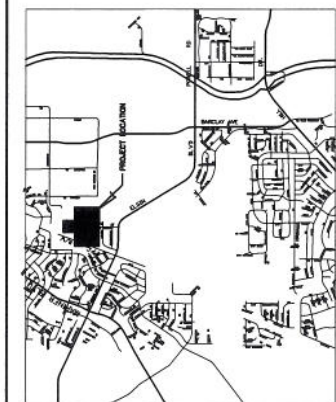
None

COASTAL ENGINEERING ASSOCIATES, INC.

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

DONALD R. LACEY, AICP  
Senior Vice 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 between 8:00 AM and 5:00 PM, Monday thru Friday. If you have any questions, please contact us at 352-754-4057. Thank you.



**SITE DATA**  
 NOT TO SCALE

**APPLICANT:**  
 TRI COUNTY DEVELOPMENT, INC.  
 9020 RANCHO DEL RIO DR., SUITE 122  
 NEW PORT RICHEY, FLORIDA 34655-5278

**PARCEL KEY NUMBERS:** 00540882, 00976867, AND 00377005.

**PARCEL AREA = APPROX. 80.88 +/- ACRES**  
 LOCATED IN SECTION 4, TOWNSHIP 23 S., RANGE 18 E.,  
 HERNANDO COUNTY, FLORIDA.

**PROPOSED ZONING:** POP (SF)  
**CURRENT ZONING:** AG

**FUTURE LAND USE MAP DESIGNATION:** RESIDENTIAL

**FLOOD INSURANCE RATE MAP (FIRM):**  
 COMMERCIAL APPLICABLE FLOOD HAZARD ZONE NO. 120110 0150 B EFFECTIVE APRIL 17,  
 1984, ZONE "C".

**TOTAL NUMBER OF LOTS = 135**

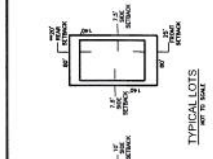
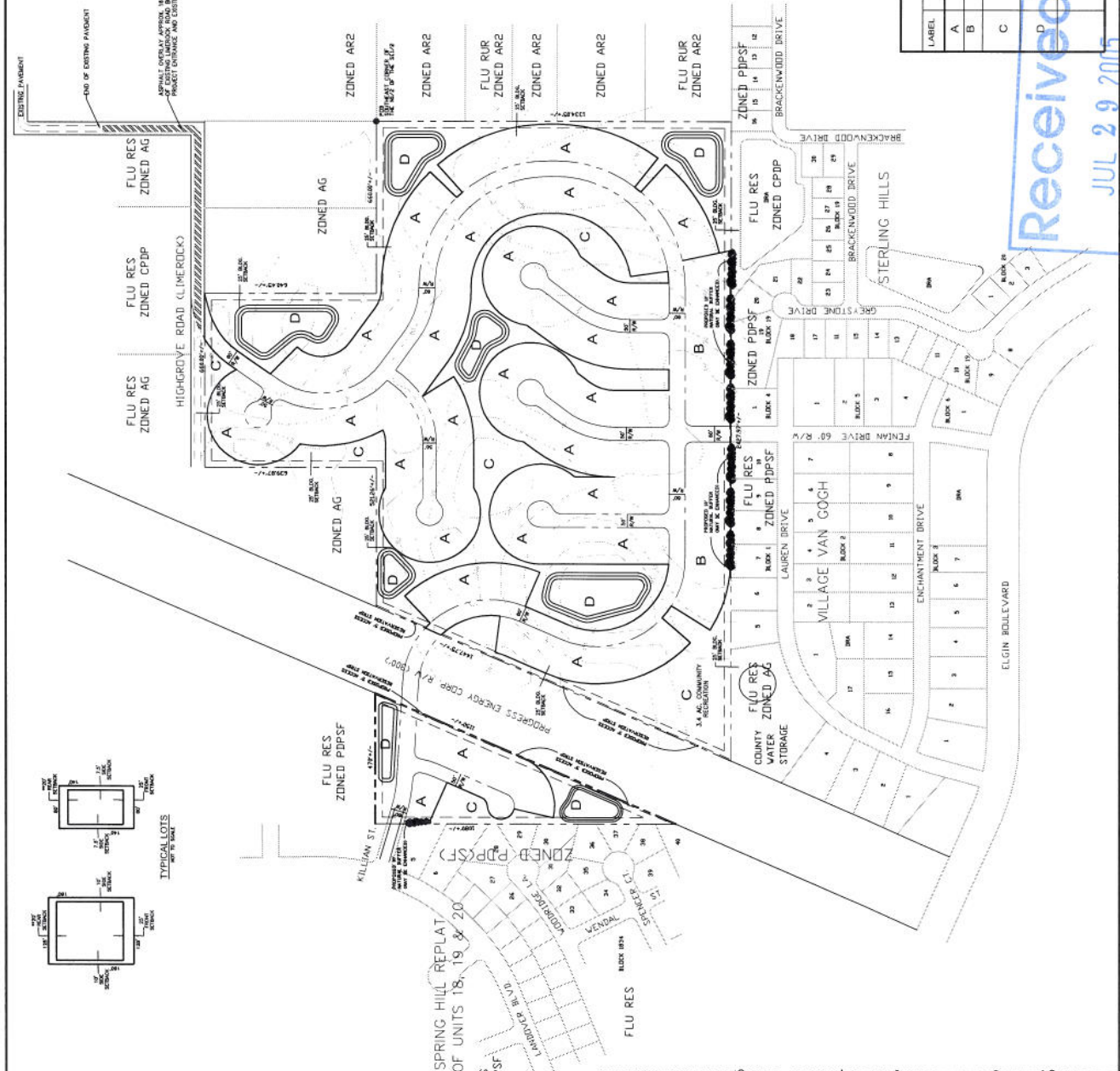
**PERMETER BUILDING SETBACKS:** 25'

**INDIVIDUAL LOT SETBACKS:**  
 80' x 125' LOTS:  
 FRONT: 25'  
 SIDE: 7.5' MIN.  
 REAR: 20' (EXCEPT FOR POOLS AND CAGES)  
 125' x 160' LOTS:  
 FRONT: 25'  
 SIDE: 10' MIN.  
 REAR: 20' (EXCEPT FOR POOLS AND CAGES)

**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. DRA FINAL CONFIGURATION, FUNCTION AND EASEMENT SIZE AND LOCATIONS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON CONSTRUCTION PLANS AND FINAL PLAT.
3. THIS PROJECT IS INTENDED TO BE DEVELOPED AS A PUBLIC DEVELOPMENT.
4. PROPOSED ROADWAY CROSSING SHALL NOT ENCRUCH WITHIN 10 FEET OF THE EXISTING TOWER. ACCESS TO EXISTING TOWERS SHALL BE MAINTAINED TO PROGRESS SPECIFICATIONS.

LAND USE		
LABEL	LAND USE	AREA
A	RESIDENTIAL (80' x 140')	55 +/- AC.
B	RESIDENTIAL (125' x 160')	135 SINGLE FAMILY UNITS
C	RECREATION/OPEN SPACE	10 +/- AC.
D	DRAINAGE AREA	15.88 +/- AC.
TOTAL		80.88 +/- AC.



Received

JUL 29 2015

Hernando County  
Planning Department