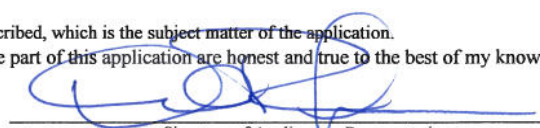

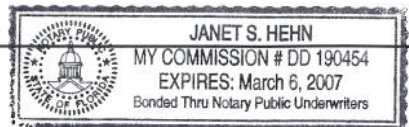
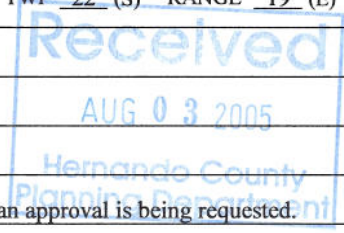


HERNANDO COUNTY ZONING AMENDMENT PETITION
Application to Change a PDP Zoning Classification

Date: Aug. 2, 2005

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

APPLICANT: Emerson Oaks, LLC	
Mailing Address:	3340 Crenshaw Lake Road Lutz, FL 33548
Daytime Phone:	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, A.I.C.P., Sr. Vice Pres., 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? <u>no</u>	
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 <u>26</u> TWP <u>22</u> (S) RANGE <u>19</u> (E)	
Size of Area Covered by Application: Approx. 23.45 acres	
Highway & Street Boundaries: Emerson Road at the eastern boundary of the proposed project.	
Current Zoning Classification: PDP (MF) with density approved at 12 units per acre.	
Zoning Classification Desired: No change in zoning classification is being requested. Master plan approval is being requested.	
Has a public hearing been held on this property within the past twelve months?	
ACKNOWLEDGEMENT	
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>3</u> day of <u>August</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: _____	



PARCEL DESCRIPTION:

A Parcel of land lying In Section 26, Township 22 South, Range 19 East, Hernando County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 22 South, Range 19 East, as a **POINT OF BEGINNING**;
Thence, N 00° 01' 29" W for a distance of 901.32 feet to a point on a line.
Thence, N 89° 34' 09" E for a distance of 359.98 feet to a point on a line.
Thence, N 89° 34' 09" E for a distance of 378.00 feet to a point on a line.
Thence, S 00° 01' 29" E for a distance of 353.84 feet to a point on a line.
Thence, N 89° 44' 53" E for a distance of 573.60 feet to a point on a line.
Thence, S 00° 15' 09" E for a distance of 402.94 feet to a point on a line.
Thence, N 89° 44' 54" E a distance of 10.53 feet to a point on a line.
Thence, S 00° 15' 07" E for a distance of 204.41 feet to a point on a line.
Thence, N 87° 45' 45" W for a distance of 1325.53 feet to the **POINT OF BEGINNING**;

Containing 23.45 acres more or less.

EMERSON OAKS -MASTER PLAN NARRATIVE

GENERAL DESCRIPTION

The applicant is requesting approval for the attached master plan for Emerson Oaks, a multifamily community south of SR 50, west of Emerson Road in Section 26, Township 22 South, Range 19 East, Hernando County, Florida. The proposed Master Plan consists of 248 multifamily units (2-story configuration) on 23.45 ± acres. The present zoning is PDP (MF) with an approved density of 12 units per acre (County Zoning Administrator). Surrounding zoning consists of PDP (GHC) and (MF) to the north, AR and AG including AG with special exception for school to the east (Hernando Christian Academy), AR with special exception for school to the south (Moton Elementary), and AR to the west. The Hernando County Comprehensive Plan Future Land Use Map indicates that the subject parcel is located in a commercial node, however a residential designation is shown adjacent to the subject parcel's western boundary. The proposed location for this project is consistent with Policy 1.01G(5) in the Comprehensive Plan which states that high density multi-family development in other than multi-use PDPs should be located in close proximity to commercial or employment clusters.

At the request of County staff, the project master plan has been designed to avoid direct access from SR 50, while providing a public frontage road that will eventually extend from Emerson Road to Oxley Road. Two points of access (which may be gated) are proposed from the frontage road. The proposed multifamily buildings generally contain 10 dwelling units in the 1,200 – 1,500 square foot size. There are however, two smaller building types: one type containing 8 units per building; and the other containing 6 units per building. The owner anticipates selling the individual units, with established community standards.

The proposed building setbacks are as follows:

South = 35'
East (Emerson Road) = 50'
North = 25'
West = 35'
Between buildings = 15'

A 10 foot natural buffer is being proposed along the south and west boundaries of the property.

I. PRELIMINARY LAYOUT

Twenty (21) copies of the proposed master plan are enclosed.

II. DRAFT OF PROTECTIVE COVENANTS

Deed restrictions will be prepared by the developer to protect the integrity of the project.

III. PRELIMINARY ENGINEERING REPORT

- A. TOPOGRAPHY - Topography ranges from a low of 100 feet MSL along the northeast boundary to a high of 120 feet MSL southwest.
- B. FLOOD PLAIN – According to Flood Insurance Rate Map Community-Panel 120110 0190B, this phase appears to fall into Zone C which indicates an area of minimal flooding.
- C. SOILS - According to the Hernando County Soil Survey (U.S. Soil Conservation Service), the site consists of the following soil types: Soils consist of Blichton loamy fine sand, 0 to 2 percent slopes, which are poorly drained soils on the uplands and Flemington fine sandy loam, 2 to 5 percent slopes, which are gently sloping, poorly drained soils on the uplands.
- D. VEGETATION and WILDLIFE - A pedestrian survey was conducted on June 14, 2005 and the following was observed:
- The parcel is vacant and undeveloped. No buildings exist on-site.
 - The parcel is heavily wooded with tree species consisting of sweetgum, live oak, laurel oak, water oak, ironwood, hickory, American elm and southern magnolia trees. Pine trees were historically logged from the property.
 - Groundcover consists of heavy leaf litter and assorted annual forbs.
 - Specimen and majestic trees were observed.
 - No listed plant or wildlife species were observed during the pedestrian review of the site.
 - One intermittent creek/ditch was noted along the southern property boundary, which conveys surficial groundwater and storm water downslope to the Emerson Road ROW concrete ditch to the east.
 - No active or remnant sinkholes were noted during the site reconnaissance.
- E. DRAINAGE – Stormwater will be handled in on-site drainage retention areas, which have been conceptually located on the master plan. The actual location and size will be determined during design and SWFWMD permitting.

IV. LIST OF PLANNED PUBLIC IMPROVEMENTS

A public frontage road is proposed as indicated on the attached plan.

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

All public improvements will be constructed or bonded prior to final platting.

VI. DEVELOPMENT SCHEDULE

A construction schedule has not yet been completed.

VII. ADEQUATE ACCESS ANALYSIS

The project master plan has been designed to avoid direct access from SR 50, while providing a public frontage road that will eventually extend from Emerson Road to Oxley Road. Two points of access (which may be gated) are proposed from the frontage road.

VIII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed project is below all applicable DRI thresholds.

IX. WATER SUPPLY AND SEWAGE DISPOSAL PLANS

Central potable water and sanitary sewer are proposed for this project. A sewer-water agreement will be negotiated with the City of Brooksville, which provides service to this area.

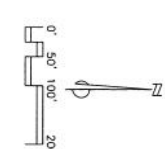
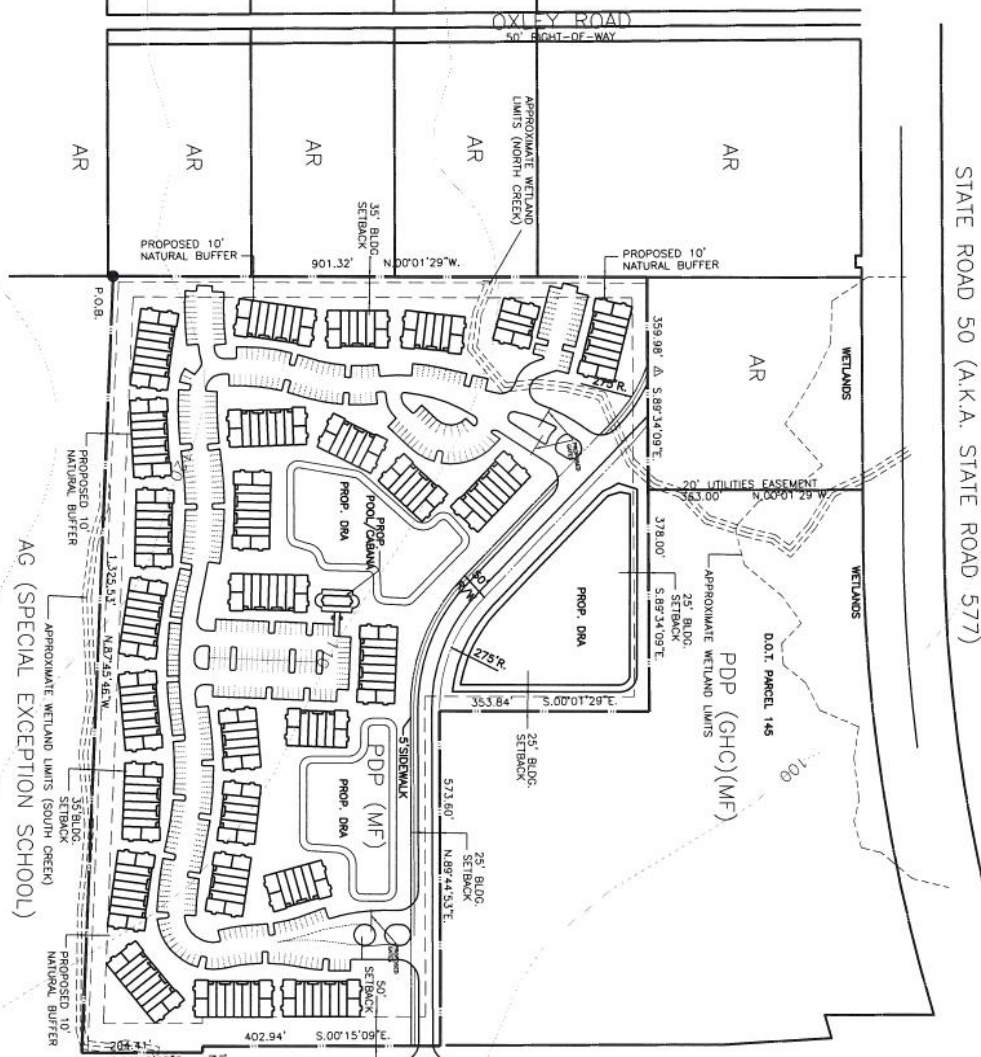
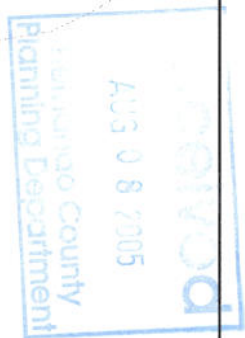
Report Prepared By:

COASTAL ENGINEERING ASSOCIATES, INC.



Donald R. Lacey, A.I.C.P.
Vice President

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.



EMERSON ROAD (C.R. 581)
RIGHT-OF-WAY VARIES

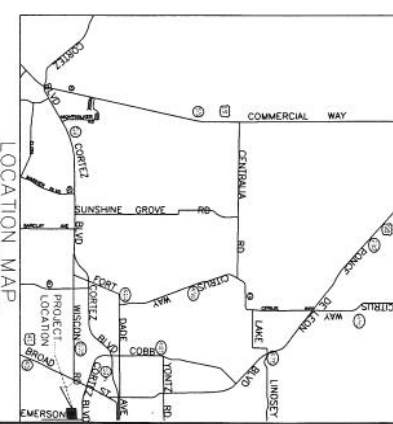
LAND USE	AREA	INTENSITY
MULTI-FAMILY	15,481+/- AC.	248 UNITS
RECREATION/OPEN SPACE	3.82 +/- AC.	
DRAINAGE AREA	4.45 +/- AC.	
TOTAL	23,459+/- AC.	248 MULTI-FAMILY UNITS

AG (SPECIAL EXCEPTION) (SCHOOL)

NOTES:
 1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION RECORD.
 2. DSA FINAL CONFIGURATION, FUNCTION AND EASEMENT SIZE AND LOCATIONS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON CONSTRUCTION PLANS AND FINAL TDA.

SITE DATA
 APPLICANT: EMERSON OAKS, LLC
 1340 CHENSHAW LAKE ROAD
 LUTZ, FLORIDA 34601
 PARCEL AREA = APPROX. 23.45 +/- ACRES
 LOCATED IN SECTION 26, TOWNSHIP 22 S., RANGE 19 E., HERNANDO COUNTY, FLORIDA.
 CURRENT ZONING: PDP (MF)
 FUTURE LAND USE MAP DESIGNATION: COMMERCIAL
 FLOOD INSURANCE RATE MAP (FIRM): COMMUNITY PANEL NO. 1120110 0190 B EFFECTIVE APRIL 17, 1994, ZONE "C".
 TOTAL NUMBER UNITS = 248

PERMETER BUILDING SETBACKS:
 NORTH PROPERTY LINE: 25'
 WEST PROPERTY LINE: 35'
 SOUTH PROPERTY LINE: 35'



DATE	REV BY	REV NO	REVISION
8-8-05	WFO	1	REV. LAND USE TABLE & ROAD PER COUNTY

NAME OF DOCUMENT
 MURPHY MASTER PLAN

Coastal Engineering
 Planning
 Surveying
 Environmental
 Construction Management

262 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9433 - Fax (352) 799-8359
 68-0008142

REVISIONS AND OTHER NOTES
 1. REVISED PER COUNTY RECORDS

MASTER PLAN
 MURPHY PROPERTY