

CURTIS NORMAN AND ZENEDA PARTNERS  
LIMITED PARTNERSHIP  
REZONING NARRATIVE

Received

FEB 22 2011

Hernando County  
Planning Department

General Description

The proposed project consists of approximately 37 acres adjacent to Cortez Blvd. (CR 550) west of Shoal Line Road in Section 29, Township 22 South, Range 17 East, Hernando County, Florida. Parcels 00340839 and 00340802 are zoned AR and parcels 01353476 and 01353485 are zoned AG. While all parcels are "shown" as Conservation within the Hernando County Comprehensive Plan Future Land Use Map, the Mapping Criteria & Land Uses Allowed state that "Within the Coastal Zone, any unmapped uplands within the Conservation designation which have direct access to the County roadway network shall be considered to have a Residential designation, which potentially allows all of the land uses specified therein". In accordance with the Mapping Criteria and Land Uses Allowed, the upland portions of the property would have a designation of Residential and the wetlands would have a designation of Conservation. The proposed project is easily consistent with the Mapping Criteria. The surrounding zoning consists of: AR and AG to the north, AG to the west, AR to the south, and C2 and R1B (Palm Grove Colony) to the east.

The applicant is requesting the subject property be rezoned to PDP (MF) with a small area designated to park resident boats and/or RVs. At an overall residential density of 1.0 unit per acre is also being sought, the proposed project is consistent with Chapter 9, Policy 5.02B(1) of Hernando County Comprehensive Plan, which allows density to 1.0 unit per acre in the Coastal High-Hazard area. The proposed townhomes, as shown on the Rezoning/Master Plan included herewith, will be constructed accordingly, with the lower floor limited in usage and the maximum building height of 3 stories. It should be noted that the project adjacent to the eastern boundary of the subject project, Palm Grove Colony, has over 200 lots within approximately 70 acres, equating to a density over 3 units per acre. The area to the south has also been subdivided and incorporates Mary's Fish Camp. The proposed project road will also serve as a paved access to those parcels, which are now served by a dirt access drive across the subject property.

As long-time owners of the property, the applicants have a strong interest in protecting the surrounding environmental features, which include the Mud River and coastal wetlands. The enclosed conceptual master plan has been designed with that in mind. Residential units have been clustered on the sand ridge located in the center of the property. Resident boat access to the Mud River has been limited to one location, most likely the site of a previous boat ramp. (Palm Grove Colony has individual boat docks) An upland parcel of property jutting into the Mud River spring has been designated for passive recreation (walking trail) leading to a small viewing dock/gazebo. Portions of the property across Mud River and north of CR 550 have been designated for preservation. Stormwater retention will be designed with the surrounding environmental features in

mind and will be coordinated and permitted with the Southwest Water Management District.

The project is within the Hernando County Utilities Department service area. Potable water and sanitary sewer are within close proximity to the project. The project has direct access to SR 550, which presently operates at an excellent level of service, at 15% volume to capacity (MPO 2010 Traffic Counts).

Proposed building setbacks are as follow:

- Perimeter building setbacks:  
From Cortez Blvd. (CR 550) = 125'  
Front = 25'  
Rear = 20'  
Side = 0'  
Building Separation = 15' all sides

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Deviations being requested: None

I. PRELIMINARY LAYOUT

Sixteen copies of the proposed rezoning conceptual master plan are attached.

II. DRAFT OF PROTECTIVE COVENANTS

Homeowners Association documents have not been prepared.

III. PRELIMINARY ENGINEERING REPORT

- A. TOPOGRAPHY – The upland portion of the property consists of a sand ridge ranging from 3 feet to 6 feet in elevation. Mud River and the coastal wetlands are closer to sea level and are tidally influenced.
- B. FLOOD PLAIN – The subject property has two designations on Hernando County's Coastal High Hazard Area Map, with the coastal wetlands west of the project designated in a V Zone and the uplands and Mud River shown as an A Zone. The Flood Rate Insurance Map, Community Panel 120110 0120B indicates that the property is located in Zone V 13, Elevation 15. The residential structures will be constructed accordingly.
- C. ENVIRONMENTAL - A pedestrian survey of the site was conducted on December 7, 2010 and during that visit the following was observed:
- The subject property is undeveloped and vacant. No building structures were noted. A dirt road (Mary's Fish Camp Road) runs north and south through the property.

- The property is moderately wooded with tree species consisting predominantly of longleaf pine, slash pine, sweetgum, laurel oak, live oak, water oak, and magnolia trees.
- Groundcover, when present, includes patches of palmetto, native forbs and smilax.
- Four (4) soil types exist on the subject property; they include Aripeka fine sand, Aripeka-Okeelanta-Lauderhill Association, Homosassa mucky fine sandy loam and Lacoochee fine sandy loam.
- Estuarine (tidal fringe, vegetated marshes, mud/sand flats) wetlands are located on the property along the eastern and western sides.
- There were no federal or state listed wildlife or vegetative species detected during the preliminary review of the subject property.

E. DRAINAGE – Drainage will be handled in accordance with the regulations of the Southwest Florida Water Management District. The size and location of the DRAs will be determined during the development of construction plans.

#### IV. LIST OF PLANNED PUBLIC IMPROVEMENTS

There are no planned public improvements other than access to CR 550.

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

Any public improvements required for parcel development will be constructed or bonded prior to final platting. The parcels may be platted and constructed in phases.

#### VI. DEVELOPMENT SCHEDULE

A development schedule has not yet been determined.

#### VII. ADEQUATE ACCESS ANALYSIS

The conceptual point of access is shown on the rezoning master plan. CR 550 is at an excellent level of service (0.15 Volume/Capacity Ratio)

#### VIII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

This project is well below all applicable DRI thresholds.

IX. WATER SUPPLY AND SEWAGE DISPOSAL PLANS

This project is within Hernando County Utilities Department service area. Both potable water and sanitary sewer services are in close proximity to the proposed project site.

REZONING / MASTER PLAN CURTIS H. NORMAN TTEE AND ARMAZENNA PARTNERS LIMITED PARTNERSHIP	<b>Coastal</b> Engineering & Planning, Inc. 10000 E. Bay Street, Suite 100 Miami, Florida 33153 Tel: 305-555-1100 Fax: 305-555-1101 www.coastaleng.com	DATE OF ISSUE: 02/22/2011 SCALE: AS SHOWN PROJECT NO.: 1104 SHEET NO.: 1 OF 1	<b>RM-1</b> REZONING / MASTER PLAN
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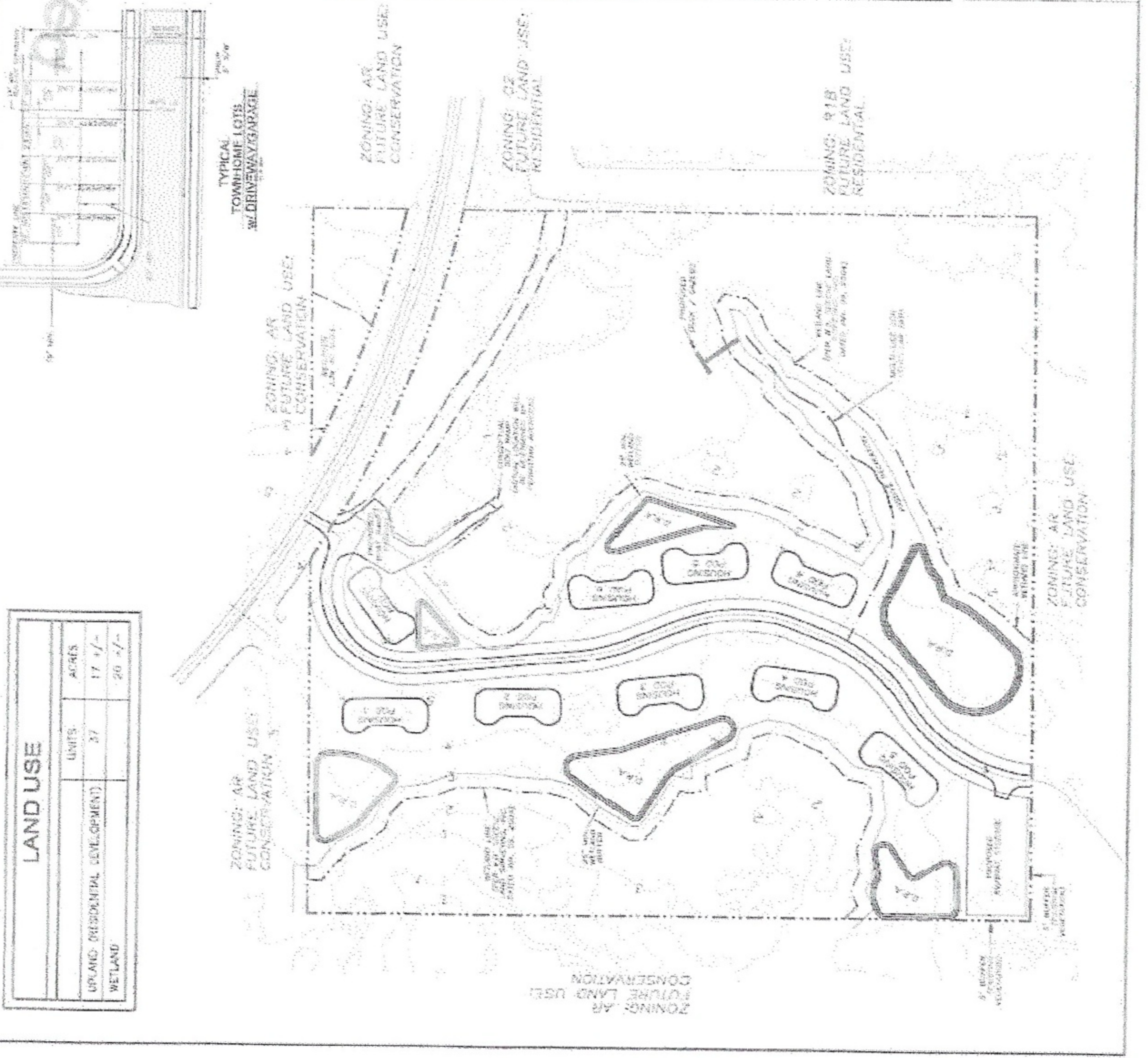
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GRAPHIC SCALE IN FEET

SITE DATA	
<b>PARCEL ID NUMBERS:</b>	KEY NUMBERS:
R29 422 17 0000 0101 0000	00340802
R28 422 17 0000 0103 0010	01352485
R29 422 17 0000 0132 0060	06130839
R28 422 17 0000 0107 0010	01353476
<b>APPLICANT:</b>	
CURTIS H. NORMAN TTEE AND ZENEDA PARTNERS LIMITED PARTNERSHIP	
1537 HUNTER LANE	
CLEARWATER, FLORIDA 33764	
<b>SITE AREA = 37 AC. M.O.L.</b>	
<b>CURRENT ZONING:</b>	
AR, MID AS	
<b>PROPOSED ZONING:</b>	
R1B (MP)	
<b>UTILITY AND CONSERVATION (WETLAND) PER MARKING CRITERIA (SHOWS AS CONSERVATION DESIGNATION ON PLM)</b>	
<b>SETBACKS:</b>	
FRONT:	25'
REAR:	0'
SIDE:	15'
<b>BUILDING SEPARATION: 15' ALL SIDES</b>	
<b>LOT SIZE: 1,083 SF (ZERO LOT LINE ATTACHMENT TO ADJOINING UNITS) (MINIMUM)</b>	
<b>LOT DIMENSIONS: 18' X 60' (MINIMUM)</b>	
<b>ALL BUILDINGS SHALL BE SETBACK A MINIMUM OF 25' FROM RIGHT-OF-WAY</b>	
<b>MAXIMUM BUILDING HEIGHTS:</b>	
RESIDENTIAL:	33' (3 STORIES)

**NOTES:**

- THIS IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A DESIGN OR CONSTRUCTION PLAN AND IS NOT SUBJECT FOR REVIEW OR APPROVAL BY THE PUBLIC RECORDS DIVISION AND UTILITY EXAMINERS WILL BE INCLUDED BY THE FINAL CONSTRUCTION PLAN AND SHALL MEET THE REQUIREMENTS OF DECEMBER COUNTY AND ANY AGENCIES HAVING JURISDICTION RELATING TO THIS PROJECT.
- DRAINAGE RETENTION AREA LOCATIONS AND SIZES ARE CONCEPTUAL. ACTUAL LOCATIONS AND SIZES WILL BE BASED ON ENGINEERING AND PERMITTING.



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