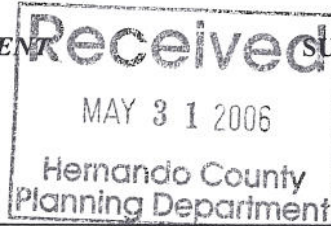


**HERNANDO COUNTY PLANNING DEPARTMENT**  
 20 North Main Street, Room 262  
 Brooksville, FL 34601  
 352-754-4057; Fax: 352-754-4420  
 www.co.hernando.fl.us/plan



DATE: \_\_\_\_\_

**Subdivision Review Requested (Check One):**  **Conditional Plat;**  **Construction Drawings;**  **Final Plat**

**Name of Project:**

1. Developer's Name: OPUS South Corporation	2. Project Engineer's Name: Robert H. Pierro, PE No. 19841 ATTN: Bob Modlin, Sr. Project Mgr.
Address: 4200 W. Cypress St., #444 Tampa, FL 33607	Address: AVID Engineering, Inc. 2300 Curlew Road, Ste. 100 Palm Harbor, FL 34683
Daytime Phone: 813-877-4444 Fax: 813-877-1222	Daytime Phone: 727-789-9500 Fax: 727-784-6662
Email Address:	Email Address: bmodlin@avideng.com
3. Zoning Classification: PDP (GC)	4. Number of Lots Shown: 9

5. Proposed ownership and maintenance responsibility of the subdivision?  Public  Private

6. A completed Certificate of Concurrence application is on file?  Yes  No  
 If no, an application must be made to the Planning Department and a fee of \$75.00 provided.

7. Notes and Calculation of Review Fees

- Other documentation may be required to complete each review phase.
- Following staff's comments, no charge will apply for the initial revised plans. However; a \$250 fee will be charged for each subsequent resubmittal thereafter of the Conditional Plat, Construction Drawings or Final Plat.
- Make Check Payable to Hernando County Planning Department
- **See Next Page for Calculation of Review Fees**

**AFFIDAVIT**

State of Florida, County of Hernando

I, Bob Modlin, as the (owner/legal 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.

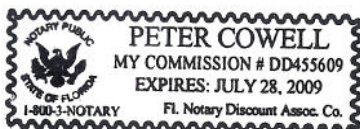
*Bob Modlin*

Signature

Sworn & Subscribed before me this 24<sup>TH</sup> day of May, 2006. The individual is  Personally known to me, or  Produced identification: \_\_\_\_\_ and  DID NOT take an oath.

*Peter Cowell*

Signature of Notary Public



(Seal)

## Calculation of Plat Review Fees

**Conditional Plat:** Planning Fee (\$250 + \$2.00 Per Lot) = \$250 + [\$2 X 9 (lots)] = \$ 268  
Engineering Fee (\$500.00 + \$5 Per Lot) = \$500 + [\$5 X 9 (lots)] = \$ 545  
**Total Planning and Engineering Conditional Plat Fees = \$ 813**

**Plus the following:**  21 Copies of the Conditional Plat (One Signed and Sealed)  
 21 Copies of 8 ½ " X 11" size of the Conditional Plat  
 1 Original and 20 copies of the Application and Engineering Narrative Report

**Construction Drawings:** Planning Fee (\$250 + \$5.00 Per Lot) = \$250 + [\$5 X \_\_\_\_\_ (lots)] = \$ \_\_\_\_\_  
Engineering Fee (\$1,000 + \$10 Per Lot) = \$1,000 + [\$10 X \_\_\_\_\_ (lots)] = \$ \_\_\_\_\_  
**Total Planning and Engineering Construction Drawing fees: \$ \_\_\_\_\_**

**Plus the following:**  8 sets of the Construction Drawings

**Final Plat:** Planning Fee (\$250.00 + \$2.00 Per Lot) = \$250 + [\$2 X \_\_\_\_\_ (lots)] = \$ \_\_\_\_\_  
Survey Review Fee = \$300.00 (Cover Sheet) + Additional Sheets (\$100 Each) = \$300 + [\$100 X \_\_\_\_\_ (sheets)] = \$ \_\_\_\_\_  
Engineering Fee (\$500.00 + \$5 Per Lot) = \$500 + [\$5 X \_\_\_\_\_ (lots)] = \$ \_\_\_\_\_  
**Total Planning, Surveying, and Engineering Final Plat fees: \$ \_\_\_\_\_**

**Plus the following:**  8 Copies of the Final Plat and 2 copies of signed & sealed Boundary Survey  
 3 Copies of Certified engineering cost estimate for bonding



2300 Curlew Road, Suite 100 Palm Harbor, FL 34683  
Phone (727) 789-9500 Fax (727) 784-6662 [www.avideng.com](http://www.avideng.com)

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## **Conditional Plat Narrative**

### **Nature Coast Commons Hernando County, Florida**

<b>Parcel Key #</b>	<b>Parcel ID #</b>
01434040	R29 223 17 2608 0000 0030
01454376	R29 223 17 2608 0000 003A
00852447	R29 223 17 3582 0004 0010
00852456	R29 223 17 3582 0004 0020
00852429	R29 223 17 3582 0003 0050

#### **General Description**

Subject site is located west of the intersection of U.S. Highway 19 (Commercial Way) and Applegate Drive/Wendy Court. A complete legal description of the subject property is provided on the attached conditional plat.

Subject site is zoned PDP(CG) – Planned Development Project (Commercial General). The property was previously used as a Florida Water Services effluent spray field for its wastewater treatment plant. The proposed land use is a retail shopping center with up to seven (7) outparcels, as generally depicted on the conditional plat. The gross floor area shall not exceed 350,000 square feet. Stormwater retention ponds proposed at the northwest and southwest corners of the site will provide stormwater volume and treatment for the entire development and associated public improvements.

#### **I. Preliminary Layout**

The conditional plat is attached, which depicts subdivision re-plat for the shopping center parcel and up to seven (7) outparcels. Some of the outparcel lots may be combined and/or have their widths adjusted to accommodate development when the specific users are identified. Portions of Algood Road and Wendy Court will be relocated, along with those existing public utilities and DRA that are associated with them. The re-plat also includes an abutting development (Parcel “G”) that is a party to the right-of-way relocations but not the proposed development.

#### **II. Draft of Protective Covenants**

A property owners association will be formed to provide for perpetual maintenance of the stormwater facilities. The DRA tracts will be deed restricted for use as stormwater retention, wetland mitigation and/or landscape/buffer areas only. The DRA tracts will be

privately owned and maintained. However, as requested by the County Engineer, a public easement will also be granted to allow Hernando County access to Drainage Tract "A" for maintenance since Wendy Court and Algood Road will drain into it.

### **III. Preliminary Engineering Report**

- A. **Topography**  
The site ranges from elevation 14.7' to 27.9' and is mostly sloping to the west with the average elevation being 20.4'. The topography suggests seven drainage basins over the area and two major outfalls.
- B. **Flood Plain**  
According to the Flood Insurance Rate Map (FIRM) Community Panel 120110 0260B, dated April 17, 1984, subject site appears to lie within Zone "C", which indicates an area of minimal flooding.
- C. **Soils**  
According to the Hernando County Soils Survey (USDA Natural Resources Conservation Service), subject site consists of the following soil types: Basinger fine sand, Candler fine sand, 0 to 5 percent slopes, and Myakka fine sand.
- D. **Vegetation and Wildlife**  
Preliminary environmental assessment has been performed and there are wetlands-type areas and Gopher Tortoises located on subject site. The wetlands appear to be altered, if not degraded, as they were partially filled for development of the mobile home park to the west. The site was also formerly used as an effluent spray field. Vegetated littoral shelves are proposed to provide wetlands mitigation and enhanced residential landscape buffering, as required by the conditions of the rezoning approval. A Gopher Tortoise incidental take permit will be required.
- E. **Drainage**  
Preliminary drainage analysis has been performed and two proposed wet detention ponds at the northwest and southwest corners of the property will handle stormwater. The proposed DRA tract locations are generally depicted on the conditional plat. The stormwater system will be designed and permitted to comply with all Hernando County and Southwest Florida Water Management District (SWFWMD) standards.

### **IV. List of Planned Public Improvements**

As depicted on the conditional plat, the following public improvements are proposed:

- A portion of Wendy Court will be relocated.
- The DRA for Wendy Court will be incorporated into Drainage Tract "A".
- A portion of Algood Road will be relocated.
- A southbound, right-in deceleration lane will be constructed at the proposed intersection at US-19 and Algood Road.

V. **Statement of Developer's Intent with Respect to Construction of Improvements Prior to Recording Subdivision Plat or bonding Instruments**

All public improvements will either be constructed or bonded prior to subdivision plat.

VI. **Development Schedule**

A construction schedule has not been completed. The shopping center and each outparcel will be designed and permitted individually. All public improvements and the master stormwater system will be permitted and constructed with the first phase of development.

VII. **Adequate Access Analysis**

The project has been designed to avoid direct access from US-19. The shopping center and outparcels will all be restricted to access from Wendy Court, a public right-of-way, which serves as the frontage road for US-19.

There is an existing signalized intersection at US-19 and Applegate Drive/Wendy Court, which is toward the north end of subject property. This intersection provides full access.

An additional access is proposed at the south end of the property, via the extension of Algood Road, a public right-of-way that traverses subject site to provide access to the residential neighborhood to the west. This intersection is proposed for left-in/right-in/right-out access.

VIII. **Development of Regional Impact Statement**

With a maximum intensity of 350,000 square feet of GFA within the shopping center and seven (7) outparcels and less than 2,500 parking spaces total, the project is below the applicable DRI thresholds for a "retail/commercial" project.

IX. **Water Supply and Sewage Disposal Plans**

Hernando County currently provides potable water and sanitary sewer service to the area via existing lines located within Wendy Court. The developer will be relocating these lines in conjunction with the proposed realignment of Wendy Court.

There is an existing 12-inch waterline located on the north side of Osowaw Boulevard and an 8-inch line on the west side of Wendy Court. There is an existing 8-inch gravity sanitary sewer system located within Wendy Court, a 4-inch force main on the south side of Osowaw Boulevard and a 10-inch force main on the north side of Osowaw Boulevard.

