

**NARRATIVE
FOR
OAKWOOD FOREST
ZONING / MASTER PLAN APPROVAL**

Location: This property (37.24 Acres) lies on the west side of Gloucester Road at the entrance to Oakwood Acres, a development created by the current land owner. The parcel(s) also front on Powell Road, west of Chocachatee Elementary, Nature Coast Technical School, and across from Deerfield Estates. Several developments exist in the area, west on Powell Road, with mixed uses.

Surrounding Properties:

To the north is Oakwood Acres, a development platted as 2.5 Acre lots, but allowed to develop as one acre lots to comply with the Comp Plan and Zoning designation.

To the west is an old platted subdivision, Brooksville Terrace, which was never developed.

To the east, is Tangerine Estates, which abuts to California Street.

To the south is Powell Road, Deerfield Estates, Chocachatti Elementary, Nature Coast Technical School, and a vacant twenty-acre parcel lying between Deerfield and Nature Coast

Comprehensive Plan / Density:

The County's Future Land Use Map has designated this area as "Residential". There is a small portion at the north, that is Rural, but in accordance with the Comp. Plan, this area can be utilized as Residential.

Density allowed by the Comp. Plan is 5.4 dwelling units per acre. We are proposing only 3.76 d.u./ac. With the proximity to schools, collector, and arterial roadways, we feel this density is justified for this plan.

Application Request (Desired Zoning):

The Owner has a pending sale of the property. The sale is contingent upon the master plan approval and re-zoning to PDP Residential. We do not believe the best use of the property is Agricultural use, nested into this area of schools, and varying sizes of residential development.

The best use would be residential. Preferably housing that would be affordable for families which have school-age children. The proximity to the Parkway, would allow young professionals to live in our county, while working in the Tampa Bay area.

They would be able to raise their families in the atmosphere of our County, not the big city. I believe most of our conversation and opposition will be centered around the density, and related to off-site construction, necessary to develop this land in accordance with the master plan submitted.

Soils:

Based on information from the NRCS Soils Map, the majority of the project consists of the following soils:

- 14 = Candler Fine Sand. Candler sand is the native soil of the Spring Hill area. This soil has few limitations in buildings if any.

Utilities: Both public water and sewer are available in the area. However, sewer requires some major off-site improvements. We have met with HCUD staff to determine the most efficient and economic improvements to be considered for both. Water is available across the street on Powell Road. The Developer will bore Powell Road to make that connection. Sewer in the area has some issues, even though it is located across Powell Road as well. If approved, we will negotiate with HCUD to connect this project, and perhaps with some credits for over-sizing, possibly work with HCUD to solve some of their existing issues to the south.

Access: As stated previously, the parcels front on Powell and Gloucester. The entrance to the proposed development has been moved from Gloucester to Powell Road. Only one entrance is planned on Gloucester, as a second ingress-egress provided for emergency purposes only. That entry will be gated to discourage use, with the exception of emergency vehicles. The entrance is designed to be wider, to afford significant landscaping. There are no plans to gate, or fence the development by the buyer at this time, other than the fencing shown on the master plan. All internal roads will meet County standards with the exception of the horizontal curves at the south and north ends. These curves are designed to meet a 20 mph design speed only due to the slenderness of the property in an east to west direction.

We have met twice with Hernando County Engineering/Public Works regarding access, and off-site improvements. We have also met with the local residents and neighbors and listened to their concerns. Due to those meetings, the access was moved to Powell, to lessen the impact to Gloucester, and Oakwood Acres. This also affords the opportunity to develop an East bound left turn lane into the proposed development. This would have been impossible to accomplish at Gloucester due to the existing West bound, left turn lane into Deerfield Estates. The re-designed entrance will align with the entry to Deerfield Estates.

Environmental Concerns: There are no wetlands on this property. Due to the nature of the area, we expect to encounter gopher tortoise and other species associated with gopher tortoise burrows. Prior to development, the Owner will have a flora-fauna study conducted to meet the requests of Hernando County and SWFWMD.

Drainage Considerations: The site is no different than most of the surrounding sites as far as drainage considerations are concerned. The soils have rapid percolation and the area is a closed basin. There is no known discharge point for runoff. The only recovery of the proposed drainage areas will be by percolation and evaporation.

The Developer will be responsible to permit the construction of the new retention areas through Hernando County and SWFWMD. The design shall include runoff quality and quantity including the 100 year – 24 hour event. The Developer will also be required to provide maintenance in accordance with Hernando County rules, prior to dedication of these facilities to the County.

Master Plan: This revised master plan has incorporated the concerns of the neighbors, and the County. There are still some items that will be argued, we are sure. The re-design includes:

1. Relocation of the entry to Powell Road
2. Proposed Left Turn lane East bound into the proposed project from Powell Road.
3. All lots on the perimeter will be a minimum of 60 feet in width and 120 feet depth.
4. Lots entirely within the development are planned to be 50 feet in width and 110 feet in depth. Property line setbacks are shown on the typical lots provided on the master plan. Also shown on the typical lots are approximated square footage of homes already constructed with those lot sizes.
5. Landscape Buffers have been provided on the plan. Buffers are planned on all four sides, which include the two roadways.
6. At the north end of the development, the larger park area has been reduced, with three ½ lots designed as well. These lots meet the requirement of 21,500 sf per Hernando County regulations to allow for water and septic tanks. However, with the development of sanitary sewer for the project, they will have access to sewer.
7. The entry up to the first intersection, is a larger right-of-way and paving widths to meet collector road standards. The remaining proposed roadways are typical of local roadways in Hernando County with an urban section.

Amenities:

- Curb & Gutter Streets
- Public Water and Sewer
- A six foot fence installed along North boundary
- Closed drainage system
- Fire service
- Landscaped entry.
- All improvements above the 100 year flood plain
- Retention Areas that will incorporate the runoff from Gloucester Way.
- Sidewalk on Powell Road
- Pedestrian Crossing at entry and Powell Road

Traffic:

This Developer has already performed a traffic study for this proposed project. The Traffic Engineer will accompany the presentation at the P&Z meeting.