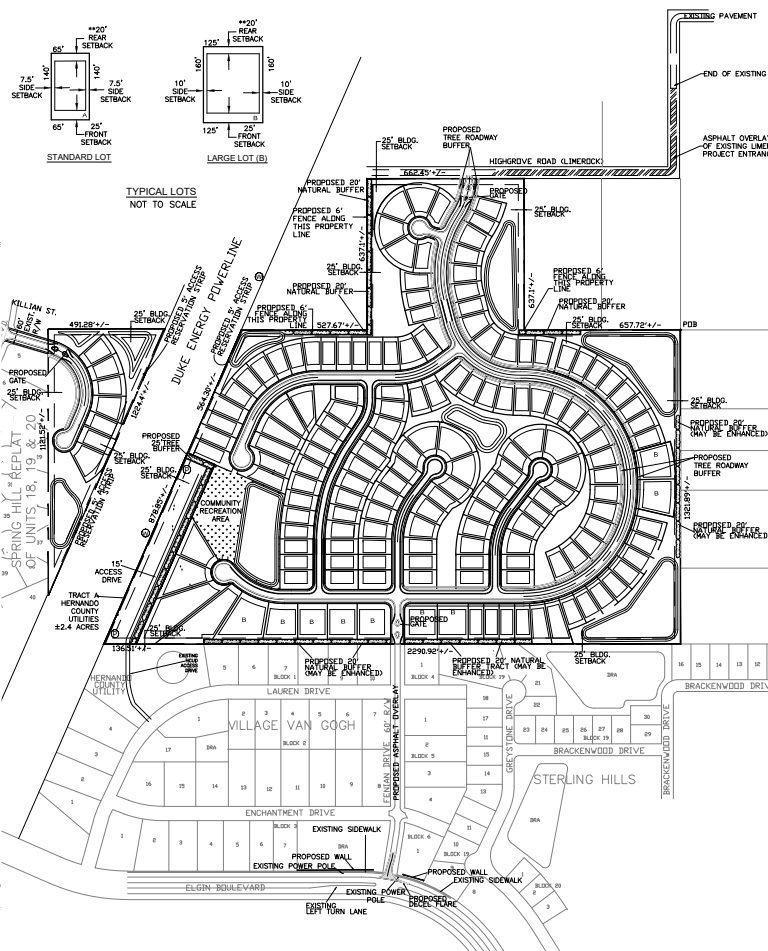
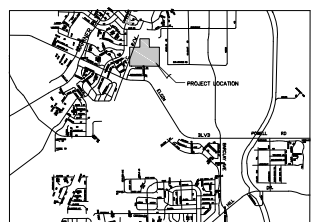


ON APRIL 11, 2017, THE BOARD OF COUNTY COMMISSIONERS VOTED 5-0 TO ADOPT RESOLUTION 2017-08 APPROVING THE PETITIONER'S REQUEST FOR A REVISION TO A MASTER PLAN ON PROPERTY ZONED RPO(SF) PLANNED DEVELOPMENT PROJECT (SINGLE FAMILY) AND A REZONING FROM RPO(SF) PLANNED DEVELOPMENT PROJECT (SINGLE FAMILY) TO RPO(SU) PLANNED DEVELOPMENT PROJECT (SINGLE USE) WITH THE FOLLOWING CONDITIONS:

- THE PETITIONER MUST OBTAIN ALL PERMITS FROM HERNANDO COUNTY AND OTHER APPLICABLE AGENCIES AND MEET ALL APPLICABLE LAND DEVELOPMENT REGULATIONS, FOR EITHER CONSTRUCTION OR USE OF THE PROPERTY, AND COMPLETE ALL APPLICABLE DEVELOPMENT REVIEW PROCESSES.
- ALL PREVIOUS CONDITIONS (#05122) ARE REINSTITATED AS FOLLOWS:
 - THE MINIMUM LOT SIZE SHALL BE 9,100 SQUARE FEET.
 - LOTS LOCATED ALONG THE SOUTH PROPERTY LINE ADJACENT TO THE AR-2 PARCELS SHALL HAVE A MINIMUM LOT WIDTH OF 120' AND LOT SIZE OF 26,000 SQUARE FEET.
 - MINIMUM INTERNAL SETBACKS FOR THE 9,100 SQUARE FOOT LOTS SHALL BE:
 - FRONT: 25'
 - REAR: 10'
 - SIDE: 10'
 - MINIMUM INTERNAL SETBACKS FOR THE 120' x 140' LOTS SHALL BE:
 - FRONT: 25'
 - REAR: 20'
 - SIDE: 10'
 - THE MINIMUM PERIMETER SETBACKS SHALL BE 35'
 - THE DEVELOPMENT SHALL BE SERVED BY CENTRAL WATER AND SEWER.
 - THE ACCESS POINTS SHALL BE PROVIDED AS INDICATED ON PLAN.
 - THE PETITIONER SHALL PROVIDE THE MINIMUM OPEN SPACE AND COMMUNITY RECREATION AREA AS INDICATED ON THE MASTER PLAN.
 - THE PETITIONER SHALL PROVIDE 20' VEGETATED BUFFERS ALONG LOTS LOCATED ON THE SOUTH PROPERTY LINE ADJACENT TO VILLAGE VAN GOGH AND ALONG THE EASTERN, NORTHERN, AND WESTERN BOUNDARIES AS SHOWN ON THE PLAN. THE BUFFERS SHALL NOT BE LOCATED ON THE SINGLE FAMILY LOTS BUT IN A COMMON AREA OWNED BY THE HOMEOWNERS ASSOCIATION.
 - THE PETITIONER SHALL HAVE HIGHGROVE ROAD TO COUNTY PAVEMENT STANDARDS.
 - VILLAGE VAN GOGH MEMBERS SHALL BE PROVIDED ACCESS TO THE PROPOSED DEVELOPMENT'S ROADWAYS AND RECREATION AREAS.
 - IF VILLAGE VAN GOGH'S ROADWAYS ARE MADE PRIVATE IN THE FUTURE, THEN THE FERNAN DRIVE GATE MAY BE MOVED SOUTHWARD TO VILLAGE VAN GOGH.
 - THE PETITIONER SHALL PROVIDE INTERSECTION IMPROVEMENTS ON ELGIN BOULEVARD AT FERNAN DRIVE TO THE COUNTY ENGINEER'S SPECIFICATIONS.
 - THE PETITIONER SHALL PROVIDE AN OVERLAY OF ASPHALT ON FERNAN DRIVE.
 - THE PETITIONER SHALL PROVIDE SIDEWALKS FROM VILLAGE VAN GOGH TO THE COMMUNITY RECREATION AREA ON THE SUBJECT PROPERTY.
 - CONSTRUCTION ACCESS SHALL BE LIMITED AS MUCH AS POSSIBLE TO HIGHGROVE ROAD.
 - IF THE DEVELOPMENT IS APPROVED WITH 170 UNITS, THE PETITIONER SHALL PROVIDE AN OVERLAY OF ASPHALT ON ENCHANTMENT DRIVE AND LAUREN DRIVE.
 - BUFFER WALL/LANDSCAPING IMPROVEMENTS ALONG ELGIN BOULEVARD FROM EXISTING STERLING HILLS TO EXISTING VILLAGE VAN GOGH WILL BE COMPLETED BY THE DEVELOPER AND MAINTAINED BY THE VILLAGE VAN GOGH PHASE II PROPERTY ASSOCIATION.
 - THE DEVELOPER SHALL PROVIDE A FENCE ADJACENT TO THE AGRICULTURAL (AG) PARCELS TO THE NORTHWEST AND NORTHEAST.
- THE INTERSECTION WITH HIGHGROVE ROAD SHALL BE DESIGNED AS A T-INTERSECTION.
- THE PETITIONER SHALL BE REQUIRED TO SUBMIT AN UPDATED TRAFFIC ACCESS ANALYSIS PRIOR TO DEVELOPMENT OF THIS PROJECT TO DETERMINE WHETHER ANY ADDITIONAL IMPROVEMENTS (I.E., EXTENSION OF TURN LANES, ETC.) ARE ADEQUATE TO SUPPORT THE DEVELOPMENT.
- THE PETITIONER SHALL PROVIDE A WILDLIFE SURVEY, PREPARED BY A QUALIFIED PROFESSIONAL PRIOR TO ANY DEVELOPMENT OCCURRING ON THE PROPERTY. FURTHER, COPIES OF ANY REQUIRED REPORTS SHALL BE PROVIDED PRIOR TO ISSUANCE OF DEVELOPMENT PERMITS BY HERNANDO COUNTY.



EXISTING PAVEMENT
END OF EXISTING PAVEMENT
ASPHALT OVERLAY APPROX. 1600LF OF EXISTING UNIMPROV. ROAD BETWEEN PROJECT ENTRANCE AND EXISTING PAVEMENT



SITE DATA
APPLICANT: DENEY MITCHELL, CO-TREE
8324 STATE ROAD 54
NEW PORT RICHEY, FL 34655-3003
PARCEL KEY NUMBERS: 00540882, 00976867, AND 00377005.

PARCEL AREA = APPROX. 80.9 +/- ACRES
LOCATED IN SECTION 4, TOWNSHIP 23 S., RANGE 18 E., HERNANDO COUNTY, FLORIDA.
PROPOSED ZONING: PDF (SF) AND SPECIAL USE (SU) FOR UTILITIES
CURRENT ZONING: PDP (SF)
FUTURE LAND USE MAP DESIGNATION: RESIDENTIAL
FLOOD INSURANCE RATE MAP (FIRM): COMMUNITY PANEL NO. 120110 0150 B EFFECTIVE APRIL 17, 1984, ZONE "C".
TOTAL NUMBER OF LOTS = 170
PERIMETER BUILDING SETBACKS: 25'
INDIVIDUAL LOT SETBACKS:
65' x 140' LOTS:
FRONT: 25'
SIDE: 7.5' MIN.
REAR: 20' (EXCEPT FOR POOLS AND CAGES (5' SETBACK))
125' x 160' LOTS:
FRONT: 25'
SIDE: 10' MIN.
REAR: 20' (EXCEPT FOR POOLS AND CAGES (5' SETBACK))

- NOTES:
- 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.
 - DRA FINAL CONFIGURATION, FUNCTION AND CASEMENT SIZE AND LOCATIONS SHALL BE DETERMINED WITH FINAL DESIGN AND SHOWN ON CONSTRUCTION PLANS AND FINAL PLAN.
 - THIS PROJECT IS INTENDED TO BE DEVELOPED AS A PRIVATE DEVELOPMENT.

LAND USE	AREA	INTENSITY
RESIDENTIAL (65' x 140')	57.7 +/- AC.	170 SINGLE FAMILY UNITS
RESIDENTIAL (125' x 160')	1.4 +/- AC.	
COMMUNITY RECREATION AREA	1.4 +/- AC.	
OPEN SPACE AND DRAINAGE	19.4 +/- AC.	CONCEPTUAL DRAINAGE =
SUBTOTAL	78.5 +/- AC.	(OPEN SPACE SHOWN BETWEEN PROJECT LOTS MAY BE INCORPORATED INTO THE LOTS AS NATURAL VEGETATIVE BUFFER BASEMENT).
PUBLIC FACILITY OVERLAY	2.4 +/- AC.	
TOTAL	80.9 +/- AC.	

REVISED MASTER PLAN
VILLAGE VAN GOGH
PHASE TWO

Coastal
1900 COUNTY ROAD 100, SUITE 100, NEW PORT RICHEY, FL 34653
(813) 784-8888

DATE	BY	REV.	DESCRIPTION
12/27/17	DA	1	ISSUED UNDER PRELIMINARY REVIEW (SCALE)

MEASUREMENTS TO SCALE UNLESS OTHERWISE NOTED. DATE: 11/17/17