

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

Date: 10/08/02

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

<b>APPLICANT:</b> <u>Turning Leaf Investments, Inc. (Jack Cook)</u>	
Mailing Address:	<u>11411 Grandview Drive, Dade City, FL 33523</u>
Daytime Phone: <u>352-567-6281</u>	FAX No.: <u>352-567-7790</u>
<b>REPRESENTATIVE:</b> <u>D.C. Johnson &amp; Associates, Inc. (Dan Johnson)</u>	
Mailing Address:	<u>11911 S. Curley Street, San Antonio, FL 33576</u>
Daytime Phone: <u>352-508-2768</u>	FAX No.: <u>352-508-2768</u>
<b>CONDUCT AT PUBLIC HEARINGS:</b>	
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):	
<b>Legal Description:</b> 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.	
<u>S 1/2, NW 1/2, NE 1/2 (and) SW 1/4, NE 1/4, SE 1/4 (and) NE 1/4, NW 1/4, NE 1/4 (and) NW 1/4, NW 1/4, NE 1/4 (and) N 464' of E 1320' of NW 1/4 of SE 1/4 SEC 35 TWP 23 (S) RANGE 20 (E)</u>	
Size of Area Covered by Application:	<u>88 Ac. ±</u>
Highway & Street Boundaries:	<u>Interstate 75 and Church Road</u>
Current Zoning Classification:	<u>AG</u>
PDP Zoning Classification Desired:	<u>PDP "RURAL"</u>
Has a public hearing been held on this property within the past twelve months? <u>No</u>	
<b>ACKNOWLEDGMENT</b>	
This acknowledgment must be signed in the presence of a Notary Public.	
I, <u>Jack Cook (TURNING LEAF)</u> , hereby state and affirm that I have read the instructions for filing this application and that:	
<input checked="" type="checkbox"/> I am the owner of the property covered under this application. <input type="checkbox"/> I am the legal representative of the owner or lessee of the property described, which is the subject matter of the application.	
In answer to the questions in said application, all sketches and data attached to and made part of this application are true and correct to the best of my knowledge and belief.	
Signature of Applicant or Representative	
STATE OF FLORIDA	NOTARY PUBLIC OF HERNANDO PARISH
On this the <u>10</u> day of <u>October</u> , 2002, the undersigned Notary Public of the State of Florida, personally appeared <u>Jack Cook</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:
<u>Vicky Johnson</u> Notary Signature	<b>VICKY JOHNSON</b> MY COMMISSION # <u>CC 938915</u> EXPIRES: <u>May 16, 2004</u>
The individual(s) are <u>personally known to me or</u> presented the following identification:	1-800-3-NOTARY FL Notary Service & Bonding, Inc.



11911 S. Curley Street San Antonio, FL 33576 (352) 588-2768 Fax: (352) 588-2713

Turning Leaf Investments, Inc. is proposing a 20-lot Class "B" subdivision, Hernando Hideaway, located just east of Interstate 75 and south of Church Road. The lot sizes will range from 2.52 acres to 10.05 acres supporting single family detached residences. The entrance to the subdivision will be approximately 650 feet east of the overpass over Interstate 75 on Church Road. The entrance road, Hideaway Drive, will be a privately maintained, 18-foot wide asphalt drive with a 60-foot wide access and utility easement down the centerline, meandering through oaks and planted pines. A homeowners association, created by the developer, will be responsible for the maintenance of the access tract. Modular homes and/or mobile homes will be prohibited.

The proposed subdivision lies on four (4) contiguous properties zoned AG (agricultural). By combining the properties into one (1) deed and rezoning the property as PDP "RURAL", Turning Leaf Investments has the ability to achieve the 20-lot proposal. With that proposal, growth in Hernando County is managed into one comprehensive plan rather than four and the County's tax base is increased. This low-density residential plan also allows the property to maintain its pristine natural characteristics.

Lots will have the following setback requirements: 50 feet for side and rear lot lines, 100 feet for front lot lines, 75 feet for jurisdiction lines and 125 feet for Church Road. The use of each lot shall be limited to the single family residential use allowed as a permitted use in a Planned Development Project (Rural) Zoning District (PDP-Rural) under the Hernando County's Land Development Regulations, and no lot shall have constructed, installed, erected, or developed on it either a multi-family residential structure or more than one (1) single family residential structure (dwelling), provided, however, that structures customarily incidental to single family residential uses may also be constructed, installed, erected, or developed thereon.

Agricultural uses will coincide with current zoning permitted uses but be limited based on deed restrictions set up by the homeowners association so as not to become a nuisance to either another owner or to the developer due to noise, parking congestion, excessive traffic, or other reason or circumstance. The raising of cattle and horses, poultry and swine, goats, racing pigeons and household pets are permitted to be kept and/or maintained, but only in both a clean and a sanitary condition, and in reasonable numbers on the lots by the owners; provided, however, that each such animal shall be confined to that lot at all times and shall be under constraint when outside of the boundary of the lot and within the subdivision.



