

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

Date: 9/4/03

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

| | |
|--|---|
| APPLICANT: Killarne:, LLC | |
| Mailing Address: 601 Bayshore Blvd - Suite 650 Tampa, FL 33606 | |
| Daytime Phone: 813-251-1221 | FAX No.: 813-251-5720 |
| REPRESENTATIVE: Richard S. Olsen/ Countryside Engineering, Inc. | |
| Mailing Address: 26224 Lake Lindsey Road Brooksville, FL 34601 | |
| Daytime Phone: 352-544-5627 | FAX No.: 352-799-8852 |
| PUBLIC CONTACT PERSON: Devon Rushnell | |
| Daytime Phone: 813-781-7219 | FAX No.: 941-746-8902 |
| CONDUCT AT PUBLIC HEARINGS: | |
| Will Expert Witness be utilized during the public hearing? NO | |
| Please indicate how much additional time will be required during the public hearing (see instruction sheet): None | |
| Legal Description: 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. | |
| See Attached | |
| SEC <u>22, 27</u> TWP <u>22</u> (S) RANGE <u>18</u> (E) | |
| Size of Area Covered by Application: | <u>153.0 AC M.D.L</u> |
| Highway & Street Boundaries: | <u>Sunshine Grove Rd on west: 1 mile north of SR 50</u> |
| Current Zoning Classification: | <u>PDP (SF)</u> |
| PDP Zoning Classification Desired: | <u>PDP (SF) Revised Master Development Plan</u> |
| Has a public hearing been held on this property within the past twelve months? NO | |
| ACKNOWLEDGMENT | |
| This acknowledgment must be executed in the presence of a Notary Public: | |
| I, <u>[Signature]</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. | |
| All answers to the questions in this application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief. | |
| Signature of Applicant or Representative | |
| STATE OF FLORIDA | COUNTY OF <u>HERNANDO</u> |
| On this the <u>8</u> day of <u>September</u> , 20 <u>03</u> , before me, the undersigned Notary Public of the State of Florida, personally appeared <u>JEFF MEEHAN</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>Judy A. George</u> Notary Signature | JUDY A. GEORGE Notary Public - State of Florida My Commission Expires <u>May 22, 2006</u> Commission # <u>00118448</u> Bonded By National Notary Assn. |
| The individual(s) personally known to me as, <input type="checkbox"/> presented the following identification: | |

KILLARNEY LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY COUNTY, FLORIDA; THENCE N89°30'34"E, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 416.32 FEET, TO THE POINT OF BEGINNING; SAID POINT LYING ON THE EAST LINE OF A 295 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT, AS DESCRIBED IN D.R. BOOK 108 AT PAGE 454 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N00°38'38"W, ALONG SAID LINE, A DISTANCE OF 1229.31 FEET; TO A POINT ON THE SOUTH LINE OF THE NORTH 1500.30 FEET OF THE SOUTH 2726.85 FEET OF THAT PART OF LANDS AS DESCRIBED IN D.R. BOOK 108 AT PAGE 454 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THAT LIES WITHIN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 18 EAST; THENCE S89°30'34"W, ALONG SAID LINE A DISTANCE OF 370.81 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SUNSHINE GROVE ROAD; THENCE N00°36'18"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1500.30 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 2726.85 FEET OF AFOREMENTIONED LANDS; THENCE N89°30'34"E, ALONG SAID LINE, A DISTANCE OF 369.79 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID FLORIDA POWER CORPORATION 295 FOOT WIDE EASEMENT AS DESCRIBED IN D.R. 108 AT PAGE 454; THENCE N00°38'38"W, ALONG SAID EASTERLY LINE, A DISTANCE OF 628.37 FEET; TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 5TH AVENUE DRIVE WEST (ALSO KNOWN AS DELSIVER DRIVE) AS NOW ESTABLISHED AND DESCRIBED IN D.R. BOOK 860 AT PAGES 1424-1425 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N89°21'22"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 725.00 FEET, TO THE P.C. OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 117.81 FEET, TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING, N66°51'22"E, 114.81 FEET); THENCE THE FOLLOWING COURSES AND DISTANCES BEING ALONG THE SOUTHERLY LINE OF BROOKRIDGE COMMUNITY UNIT FOUR AS SHOWN ON THE PLAT AS RECORDED IN PLAT BOOK 16, AT PAGES 14-21 INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY FLORIDA; THENCE N44°21'22"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 139.55 FEET; THENCE S45°38'38"E, A DISTANCE OF 100.00 FEET; THENCE N44°21'22"E, A DISTANCE OF 120.00 FEET; THENCE S45°38'38"E, A DISTANCE OF 100.00 FEET; THENCE N44°21'22"E, A DISTANCE OF 223.50 FEET, TO THE P.C. OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 117.81 FEET, TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING, N66°51'22"E, 114.81 FEET); TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET, TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING, N44°21'22"E, 35.36 FEET); TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 117.81 FEET, TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING, N21°51'22"E, 114.81 FEET); TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE S45°38'38"E, A DISTANCE OF 50.00 FEET; THENCE S50°22'47"E, A DISTANCE OF 125.43 FEET; THENCE S00°38'38"E, ALONG LANDS AS DESCRIBED IN D.R. BOOK 504 AT PAGES 0050-0061 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, A DISTANCE OF 2853.47 FEET; TO THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN D.R. BOOK 931 AT PAGE 689 OF THE PUBLIC RECORDS OF HERNANDO COUNTY FLORIDA; THENCE S89°21'22"W, ALONG A PROJECTION OF THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 100.00 FEET; TO THE P.C. OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG LANDS DESCRIBED IN D.R. BOOK 504 AT PAGES 0050-0061 INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, A DISTANCE OF 39.27 FEET, TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING, S44°21'22"W, 35.36 FEET); TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 196.35 FEET, TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING, S21°51'22"W, 191.34 FEET); THENCE CONTINUE ALONG LANDS AS DESCRIBED IN D.R. BOOK 504 AT PAGES 0050-0061 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, S44°21'22"W, A DISTANCE OF 983.06 FEET; THENCE S45°38'38"E, A DISTANCE OF 138.91 FEET; THENCE S00°38'38"E, A DISTANCE OF 464.21 FEET; THENCE S14°04'10"W, A DISTANCE OF 99.84 FEET; THENCE S44°21'22"W, A DISTANCE OF 317.69 FEET; THENCE S00°38'38"E, A DISTANCE OF 136.09 FEET; TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTRY CLUB LANE, AS SHOWN ON THE MAP OR PLAT OF BROOKRIDGE COMMUNITY UNIT SIX AS RECORDED IN PLAT BOOK 16 AT PAGES 51-54 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE S89°21'22"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 575.00 FEET, TO SAID EASTERLY LINE OF THE AFOREMENTIONED FLORIDA POWER CORPORATION 295 FOOT WIDE EASEMENT; THENCE N00°38'38"W, ALONG SAID LINE, A DISTANCE OF 1109.56 FEET, TO THE POINT OF BEGINNING; CONTAINING 153.03 ACRES OF LAND, MORE OR LESS.

Narrative for Revised
Master Plan
Killarney

Killarney, LLC is requesting to modify the master plan approved by the Board of County Commissioners on October 4, 2002, that permitted a maximum 443 residential lots with a minimum lot size is 30' x 100', a golf course, clubhouse and driving range.

The revised plan shows a 520 maximum unit count with a minimum 37' lot width, and replaces the golf course with open space/ park area that will be landscaped and have trails for exercising and benches for observing wildlife. The open space will also be used for drainage retention. There will be a clubhouse (approximately 4000 SF) with possible outdoor pavilion for the residents, and a golf ball driving range for both the residents and the public.

Phase 1 Killarney Construction Plans, SWFWMD Environmental Permit, and Department of Environmental Protection permits for the water and sewer have been approved for 222 lots although the construction has not started.

1 LAND USES

A summary of the proposed land uses with acreages follows:

| | |
|------------------------|---------------|
| Single family detached | 85.0 Ac |
| Single family attached | 10.0 Ac |
| Open Space | 48.6 Ac |
| Clubhouse | 1.5 Ac |
| Driving Range | <u>7.9 Ac</u> |
| | |
| Total | 153.0 Ac |

SEP 17

2. SETBACKS & LOT SIZES

The minimum internal setbacks are: front-20'; rear-15'; side-5' (with a minimum of 15' between every 8 units) or as acceptable by the appropriate Fire District, and a minimum 10' separation between the attached units. Clubhouse setbacks are: front-35'; rear-35'; and side-20'.

All lots will have a minimum 105' depth. Three lots sizes are proposed for the detached units; 45' x 105', 50' x 105' and 55' x 105'. The minimum size for the attached lots is 37' x 105'.

The minimum perimeter setback will be 20' and there will be a minimum 10' buffer provided along the perimeter and 20' buffer along the southern boundary.

3. CONDITION OF AND IMPACT ON NATURAL FEATURES

Approximately 17 acres of the property to the south is wooded and the remaining 136 acres is grassed field with a few scattered oak and pine trees. There are no wetlands onsite, and the soils are candler fine sands that have excellent percolation characteristics. Due to the low water table, grassed fields, and sandy soil, the site is suitable habitat for gopher tortoises.

We would estimate the impact on the natural features to be minimal in that all of the open space area except for drainage retention areas will remain in open space/ park area. In addition, gopher tortoises will remain in the unimpacted open space that will be left as natural as possible.

4. IMPACT ON INFRASTRUCTURE

The County Utilities Department has indicated there are adequate water and sewage treatment facilities for the proposed development. A Concurrency Certificate for 423 lots was issued with the Conditional Plat approved on February 14, 2000.

It is our understanding that the proposed 97 additional single family units may not meet the Concurrency requirements until improvements are made to Sunshine Grove Road. Since the Board of County Commissioners recently approved funding for improvements to Sunshine Grove Road over the next 3-5 years, we believe that the road system will be in place to handle the project with phasing.

5. PROPOSED IMPROVEMENTS TO INFRASTRUCTURE

There are three (3) significant improvements to the water, sanitary sewer, and drainage system that will occur as a result of the project, and in fact Construction Plans for these improvements have been approved with the existing Killarney project.

A. Sanitary Sewer – A master pump station will be constructed onsite to handle the sewage from three (3) in series county pump stations and several hundred Brookridge homes. Two (2) pump stations will be taken out of service and flows from another will be rerouted to the master pump station. This will reduce operation and maintenance costs and improve the reliability of the system.

B. Storm Drainage – The adjacent Brookridge MHP was developed prior to SWFWMD rules requiring drainage retention areas to be designed for the 100-year storm in closed basins. The proposed storm drainage piping and drainage retention areas in Killarney are designed in accordance with current County and SWFWMD rules to handle the offsite stormwater runoff generated from the Brookridge MHP.

C. Water Distribution System – A water line connection between an existing water line in Sunshine Grove Road and the water system in Brookridge Mobile Home Park will connect two County water systems. This connection will improve pressure and system reliability in the event one system is out of service.

6. EXISTING LAND USES ONSITE AND ADJACENT TO THE SITE

The existing land use of the site is vacant field with scattered trees. Approximately 17 acres of the site to the south is wooded with pines and oaks. The Future land use designation for the site is Residential except for the 295' Florida Power Easement adjacent to Sunshine Grove Road which is Public Facilities. The Brookridge golf course and mobile home park is adjacent to the eastern boundary, and Brookridge Mobile Home Park is to the north and south. To the west is a mixture of single family homes, mobile homes and a neighborhood commercial parcel.

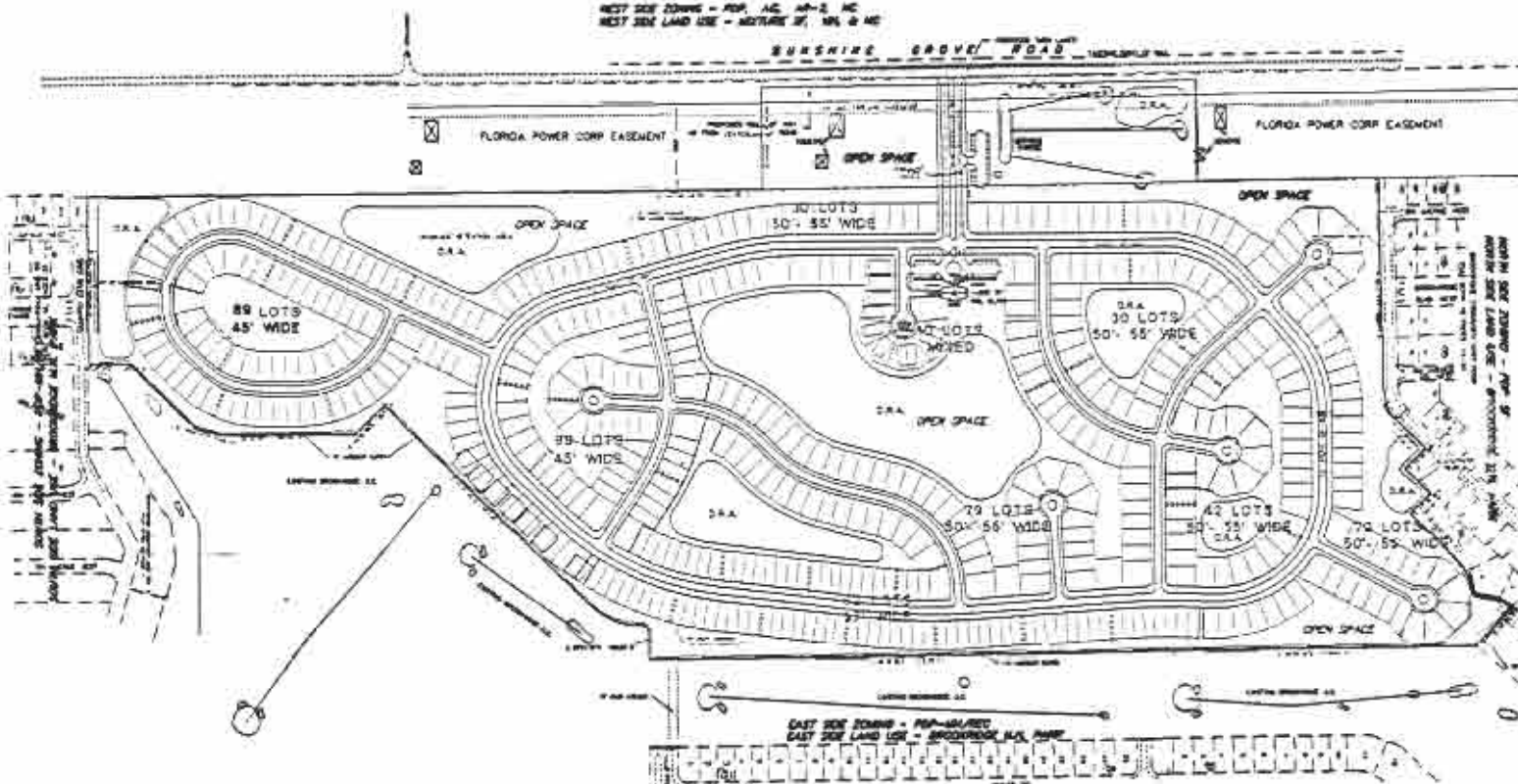
The small scale of the following document may not be legible with some electronic viewers. The full-size version of this document and all file documents may be viewed at the Hernando County Planning Department during 8:00 AM to 5:00 PM, Monday thru Friday. If you have any questions, please contact us at 352-754-4057. Thank you.

WEST SIDE ZONING - RFP, AC, AP-2, MC
 WEST SIDE LAND USE - MIXTURE OF, M1, S MC

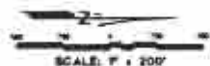
SUNSHINE GROVE ROAD

FLORIDA POWER CORP EASEMENT

FLORIDA POWER CORP EASEMENT



NEIGHBORHOOD MAP



LOT SUMMARY

| Lot # | Lot Area | Area | Dimensions | Notes | Notes |
|------------|----------|-----------|------------|-------|-------|
| 1-89 | 1,100' | 45' x 25' | 45' x 25' | 10' | 100' |
| 90-119 | 1,100' | 45' x 25' | 45' x 25' | 10' | 100' |
| 120-149 | 1,100' | 45' x 25' | 45' x 25' | 10' | 100' |
| 150-179 | 1,100' | 45' x 25' | 45' x 25' | 10' | 100' |
| 180-209 | 1,100' | 45' x 25' | 45' x 25' | 10' | 100' |
| TOTAL LOTS | | | | | 500 |

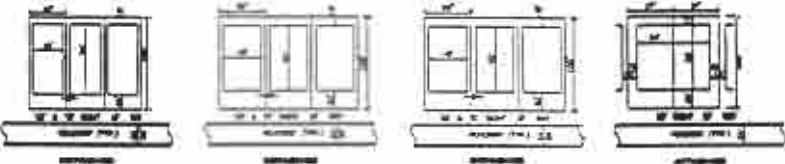
There is a discrepancy between dimensions and area shown in this table.

LAND USE SUMMARY

| | |
|---------------|--------------|
| SUBSIDIARY | 55.8 AC/MOL |
| OPEN SPACE | 45.6 AC/MOL |
| DRIVEWAY RAMP | 7.5 AC/MOL |
| CLUBHOUSE | 1.4 AC/MOL |
| TOTAL AREA | 110.3 AC/MOL |

NOTES

- STREETS WILL BE FINISHED AND NOT DEPOSITED TO ADJACENT COUNTY.
- WATER AND SEWER LINES WILL BE INSTALLED TO ADJACENT COUNTY.
- A 10' WIDENING BUFFER WILL BE INSTALLED IN THE 10' WIDENING BUFFER ALONG THE EASTERN PROPERTY LINE.
- COLLECTOR DRAINAGE WITH 10' HIGH-UP-CURB WILL BE INSTALLED 20' AWAY FROM BACK OF CURB TO BACK OF CURB.
- ROADWAYS WITH 20' HIGH-UP-CURB WILL BE INSTALLED 20' AWAY FROM BACK OF CURB TO BACK OF CURB.
- SEWERAGE WILL BE INSTALLED ALONG TO ALL LOTS IN THE SUBDIVISION AT THE TIME OF HOME CONSTRUCTION.
- EMERGENCY VEHICLES WILL BE INSTALLED AS SHOWN ON THIS PLAN.
- NO PRESENT OR FUTURE ACCESS IS PROPOSED TO THE EXISTING BROADMOOR CHANNEL.
- THE SITE CONTAINS TWO WELLS.
- THE PROPERTY IS SUBMITTED TO THE NORTH DISTRICT AND SOUTH OF THE EXISTING BROADMOOR CHANNEL TO THE NORTH OF THE PROPERTY ARE THREE FISH PONDS.
- THE PROPERTY WILL BE FLOOD ZONE 100.
- THE DRAINAGE NEEDS FOR THE PROPERTY WILL BE HANDLED WITH RETENTION PONDAS LOCATED WITHIN THE OPEN SPACE WITH NO OFF-CURB DRAINAGE.
- ALL LOTS WILL BE 5000 S.F. MINIMUM.
- THE MINIMUM FRONTSETTER SETBACK IS 20'.



Courthouse Enterprises, Inc.
 A LICENSED REAL ESTATE BROKER
 1001 W. 10th Street, Suite 100
 Ft. Lauderdale, FL 33304
 Tel: (954) 544-1111 Fax: (954) 544-1112

Killarney
 REVISED MASTER PLAN

DATE: 08-10-2011
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 08-10-2011