

HERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a PDP Zoning Classification

Date: March 12, 2003

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

APPLICANT: Thomas E. Bronson, President & CEO, Majestic Oaks Partners, LLC

Mailing Address: 24060 Deer Run Road
Brooksville, FL 34601

Daytime Phone: (352) 796-3399

FAX No: (352) 799-8576

REPRESENTATIVE: Cliff Manuel, Coastal Engineering Associates, Inc.

Mailing Address: 966 Candlelight Blvd.
Brooksville, FL 34601

Daytime Phone: (352) 796-9423

FAX No. (352) 799-8359

CONDUCT AT PUBLIC HEARINGS: Donald R. Lacey, Coastal Engineering Associates, Inc.

Will Expert Witness be utilized during the public hearings?

Please indicate how much additional time will be required during the public hearing (see instruction sheet):

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.

Sections 13 & 24, Twp. 22 South, Range 19 East and Sections 18 & 19, Twp. 22 South, Range 20 East

SEC TWP (S) RANGE (E)

Size of Area Covered by Application: Approx. 432.99 acres

Highway & Street Boundaries: Mondon Hill Rd. on south and McIntyre Rd. on the west

Current Zoning Classification: CPDP

PDP Zoning Classification Desired: This is a Master Plan submittal

Has a public hearing been held on this property within the past twelve months? No.

ACKNOWLEDGEMENT

This acknowledgement must be signed in the presence of a Notary Public.

I, Thomas E. Bronson, hereby state and affirm that I have read the instructions for filing this application and that:

- I am the owner of the property covered under this application.
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 said 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.

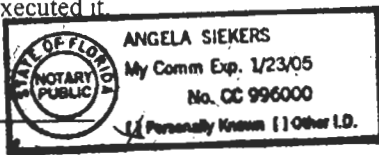
Signature of Applicant or Representative

STATE OF Florida COUNTY OF Hernando

On this the 11th day of March, 2003, before me, the undersigned Notary Public of the State of Florida

personally appeared Thomas E. Bronson 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:

Notary Signature

- Personally Known to Me Presented the following Identification:
Did take an oath; or DID NOT take an oath

MAJESTIC OAKS MASTER PLAN NARRATIVE

GENERAL DESCRIPTION:

The Majestic Oaks property consists of approximately 433 acres, located in Sections 13 and 24 Township 22 South, Range 19 East and Sections 18 and 19, Township 22 South, Range 20 East. The property is bordered; on the south by Mondon Hill Rd.; on the west by McIntyre Rd.; and on the north and east by the Brooksville County Club and associated housing development. The Hernando County Comprehensive Plan Future Land Use Map shows this area in a Residential designation. Surrounding development consists of residential and rural residential to the east, north and west. The area to the south is a former mining area.

The current zoning for this property is CPDP with commercial, multi-family, and residential uses. The original master plan included a full golf course and 600 dwelling units on the subject property and the adjacent former mining area. The applicant is proposing to construct up to 650 dwelling units, with the potential of also placing up to nine golf holes on the property. The residential is expected to be a mixture of housing types, ranging from villas (45' x 120' or greater) to estate lots (greater than 1 acre). In order to maintain flexibility in the design and phasing of the project, the master plan only includes two designations, Low-Medium Density Residential and Medium-High Density Residential. Lots less than 75 feet in width would be limited to the areas designated as Medium-High Density Residential. Any golf holes constructed would be coordinated with the existing Brooksville Country Club layout. No golf hole would be placed closer than 150 feet from off-site residentially utilized properties. The applicant has also designated an 18 acre parcel in the southwest sector as Commercial/Medium-High Density Residential. The combination designation is being sought to allow the applicant to develop commercial, higher density housing or a combination of both, depending on the market for commercial.

The primary access to Majestic Oaks will be from Mondon Hill Road. At least one point of access will be made to the Brooksville Country Club community to the north, with Wallien Drive and Domingo Drive being the potential points of access. The Developer wants to retain the ability to place gates at all project entrances, restricting access through Majestic Oaks to residents. An emergency access to McIntyre Road is depicted on the master plan, if deemed desirable by the County. As shown on the Master Plan, a "Rails to Trails" route has been proposed by the County along the existing power line easement that bisects the southern portion of the property. As part of the development design, the trail access points will be accommodated, however the applicant reserves the option of routing the "trail" through the subject property in a fashion that will be least disruptive of the community. This route may be along the project's southern boundary.

Depending upon the mix of builders, the applicant may establish a common model center off the main entrance road. Individual model centers may be placed in each housing area. Minimum lot size for the Low-Medium Density Residential will be 75' x 125', with building setbacks being 25' front, 7.5' side and 15' rear. Minimum lot size for the Medium-High Density Residential will be 45' x 120', with building setbacks being 25' front, 5' side and 15' rear.

List of Potential Variations Requested From County Standards

- Multiple types of lots in one common model center
- Extended length cul-de-sacs (up to 1,200 feet adjacent to golf holes)
- Extended length cul-de-sac within the property adjacent to McIntyre Road if an emergency access is provided
- Platting not be required for golf course or sales center until surrounded by development
- Residential driveways be allowed on project roadways serving 150 lots or less.
- Joint access drives be allowed on project roadways serving more than 150 lots, if approved by the County Engineer.
- Allow urban lower speed streets at 15 mph design speed without superelevation.
- FDOT table “Rounded K Values for Minimum Lengths of Vertical Curves” shall apply only to collector roads, not to residential streets.

I. PRELIMINARY LAYOUT

Twelve (12) copies of the proposed Master Plan are attached.

II. DRAFT OF PROTECTIVE COVENANTS

Protective covenants will be developed for the community prior to the sale of lots.

III. PRELIMINARY ENGINEERING REPORT

A. Topography. The site is part of the Brooksville Ridge and the rolling topographic relief is similar to the adjacent Brooksville Country Club. The highest elevations reach approximately 130 feet along the south boundary of the property. The lowest elevations (approximately 72 feet) are in the north-central portion of the subject property.

B. Flood Plain. According to FEMA FIRM maps, portions of the western section of the subject property are within the 100 year flood plain, with ponding elevations ranging from 81 to 84 feet MSL. As part of the conceptual drainage analysis and permitting for the project, the floodplain will be further defined and accommodated within the project design.

C. Soils. According to mapping from the Southwest Florida Water Management District, the site contains a number of soils types common to the Brooksville Ridge. The higher elevations are dominated by the Kendrick fine sand and Nobleton fine sand groups, both of which have slight to moderate limitations to development. Flemington fine sandy loam is found in most of the lower areas, indicating a high water table during several months of the year. The project stormwater management system will likely incorporate much of the project drainage in these soil areas.

D. Vegetation. In February 2003, a preliminary inspection was conducted on the subject property to determine vegetation communities and potential for occurrence of fauna or flora species that are federally listed or listed by the State of Florida as endangered, threatened, or species of special concern.

The majority of the site is undeveloped hardwood forest vegetation community. Typical tree species include live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), swamp chestnut oak (*Quercus michauxii*), water oak (*Quercus nigra*), southern magnolia (*Magnolia grandiflora*), sweetgum (*Liquidambar styraciflua*), American hornbeam (*Carpinus caroliniana*), cabbage palm (*Sabal palmetto*), winged elm (*Ulmus alata*), hackberry (*Celtis laevigata*), pignut hickory (*Carya glabra*), mockernut hickory (*Carya tomentosa*), as well as slash pine (*Pinus elliotti*). Midstory consisted primarily of immature tree species noted in the overstory. Groundcover vegetation consists mainly of catbriar (*smilax spp.*), beautybush (*Callicarpa americana*), bracken fern (*Pteridium aquilinum*), and leaf litter. Several wetland communities, primarily willow (*Salix spp.*) and maple (*Acer spp.*) shrub type, are located within the hardwood forest. Trees of specimen size or larger (18" DBH and up) were scattered throughout the site. Vegetation communities south of the Brooksville Country Club consisted of planted pine and pasture.

Although a site specific survey was not conducted, no fauna or flora species that are federally listed or listed by the State of Florida as endangered, threatened, or species of special concern were noted on the site during the preliminary site inspection.

IV. STATEMENT OF DEVELOPER'S INTENT WITH RESPECT TO CONSTRUCTION OF IMPROVEMENTS PRIOR TO RECORDING SUBDIVISION PLAT OR BONDING INSTRUMENTS.

Infrastructure improvements will be constructed or bonded prior to final platting.

V. DEVELOPMENT SCHEDULE

Development is anticipated to begin late in 2003 or in 2004. The pace of development will depend on the market.

ADEQUATE ACCESS ANALYSIS

Access to the property is available from Mondon Hill Road, Domingo Drive, Wallien Drive and McIntyre Rd.

DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed project is below all applicable DRI thresholds.

WATER AND SEWER

With the possible exception of the larger estate lots, central water and sewer is proposed for the development. Both the City of Brooksville and the Hernando County have utility service in the area. The applicant intends to request utility service from both entities to determine their ability to serve the community.

COASTAL ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'D. Lacey', with a long horizontal flourish extending to the right.

DONALD R. LACEY, AICP
Senior Vice President,
Coastal Engineering Associates, Inc.

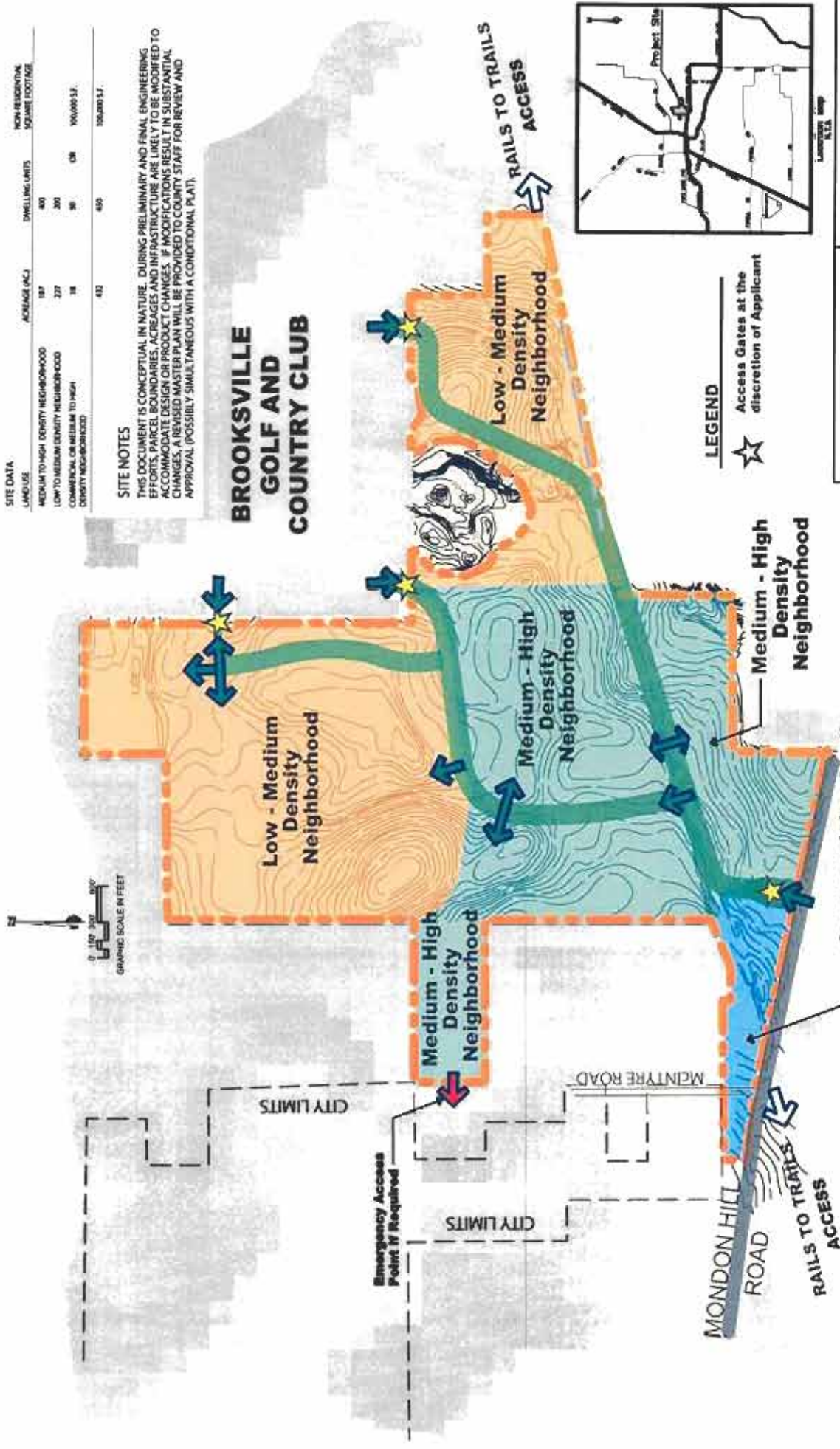
SITE DATA

LAND USE	ACREAGE (AC)	DWELLING UNITS	NON-RESIDENTIAL SQUARE FOOTAGE
MEDIUM TO HIGH DENSITY NEIGHBORHOOD	187	400	
LOW TO MEDIUM DENSITY NEIGHBORHOOD	227	200	
COMMERCIAL OR MEDIUM TO HIGH DENSITY NEIGHBORHOOD	18	50	OR 100,000 SF.
	432	650	100,000 SF.

SITE NOTES

THIS DOCUMENT IS CONCEPTUAL IN NATURE. DURING PRELIMINARY AND FINAL ENGINEERING EFFORTS, PARCEL BOUNDARIES, GREENWAYS AND INFRASTRUCTURE ARE LIKELY TO BE MODIFIED TO ACCOMMODATE DESIGN OR BUDGET CHANGES. IF MODIFICATIONS RESULT IN SUBSTANTIAL CHANGES, A REVISED MASTER PLAN WILL BE PROVIDED TO COUNTY STAFF FOR REVIEW AND APPROVAL (POSSIBLY SIMULTANEOUS WITH A CONDITIONAL PLAT).

BROOKSVILLE GOLF AND COUNTRY CLUB



LEGEND

☆ Access Gates at the discretion of Applicant

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Majestic Oaks

CONCEPTUAL MASTER PLAN