

HERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a PDP Zoning Classification

Date: July 9, 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.

Attached.

SEC 18 TWP 22 (S) RANGE 20 (E)

Size of Area Covered by Application: Approx. 161.8 acres

Highway & Street Boundaries: Eppley Dr. on the north, Wallien Dr. on the west, and Links Dr. from the northwest into the project

Current Zoning Classification: CPDP

PDP Zoning Classification Desired: Master Plan Revision to include multi-family/villas, single family, resort residential, and life care facility

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, Donald R. Lacey, A.I.C.P., Vice President, Coastal Engineering Associates, Inc., 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.

Handwritten signature of Donald R. Lacey

Signature of Applicant or Representative

STATE OF Florida COUNTY OF Hernando

On this the day of 20 03, before me, the undersigned Notary Public of the State of Florida

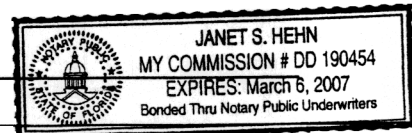
personally appeared Donald R. Lacey and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal.

NOTARY SEAL & COMMISSION EXPIRATION:

Notary Signature (Handwritten: Janet S. Hehn)

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



**BROOKSVILLE GOLF COURSE BOUNDARY DESCRIPTION**

A PARCEL OF LAND LYING AND BEING IN SECTION 18, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN N 01° 29' 59" E, ALONG THE WESTERLY LINE OF SAID SECTION 18, 636.21 FEET; THENCE RUN S 87° 42' 08" E, 356.54 FEET TO THE POINT OF BEGINNING; THENCE RUN N 00° 09' 31" W, 708.09 FEET; THENCE RUN N 00° 43' 35" W, 1260.98 FEET; THENCE N 34° 54' 41" W, 355.03 FEET; THENCE N 00° 00' 00" E, 103.21 FEET; THENCE RUN N 29° 10' 34" E, 400.00 FEET; THENCE RUN N 71° 59' 58" E, 490.51 FEET; THENCE RUN N 36° 22' 56" E, 71.43 FEET; THENCE RUN N 22° 44' 38" W, 272.05 FEET; THENCE RUN N 15° 07' 17" E, 230.00 FEET; THENCE RUN S 79° 11' 38" E, 1053.75 FEET; THENCE RUN S 29° 59' 59" E, 340.00 FEET; THENCE RUN S 56° 46' 44" E, 194.45 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A DELTA ANGLE OF 41° 29' 50", A RADIUS OF 527.93 FEET AND A CHORD BEARING AND DISTANCE OF S 36° 01' 49" E, 374.06 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 382.36 FEET TO THE P.T. OF SAID CURVE; THENCE RUN S 15° 16' 54" E, 450.46 FEET; THENCE RUN S 06° 39' 00" W, 577.94 FEET; THENCE RUN S 08° 07' 38" W, 1045.11 FEET; THENCE RUN S 06° 59' 02" W, 629.16 FEET; THENCE RUN S 39° 18' 55" W, 735.78'; THENCE RUN S 82° 29' 39" W, 275.06 FEET; THENCE RUN N 90° 00' 00" W, 725.24 FEET; THENCE RUN N 00° 00' 00" E, 746.00 FEET; THENCE RUN N 87° 42' 08" W, 389.47 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL IS ALL LYING IN SECTION 18, TOWNSHIP 22 SOUTH, RANGE 20 EAST AND CONTAINS 167.96 ACRES MORE OR LESS.

**BROOKSVILLE GOLF & COUNTRY CLUB  
MASTER PLAN NARRATIVE**

**GENERAL DESCRIPTION:**

The Brooksville Golf & Country Club property consists of approximately 168 acres, located in Section 18, Township 22 South, Range 20 East. The property is bordered on the south by the new Majestic Oaks development and on the east, west and north by the existing Dogwood Estates development. Access is provided from Croom Road via the roadways already in place serving the country club and Dogwood Estates. The Hernando County Comprehensive Plan Future Land Use Map shows this area in Recreation and Residential designations. Surrounding development consists of residential lots.

The current zoning for this property is CPDP with recreational uses. The applicant is proposing to make improvements to the golf course, expand the length of the driving range, expand the recreation and ancillary golf facilities in the clubhouse area, create four small multifamily/villa complexes and create eight additional single family lots. Resort residential is being requested for the multifamily/villa complexes.

The primary access to the Brooksville Golf & Country Club will continue to be from Croom Road via Dogwood Estates Drive, Wallien Drive and Links Drive. Residents of Majestic Oaks will also be able to access the BG&CC directly via Wallien Drive. Multifamily area #1 will have access directly from Links Drive. Multifamily/Villa complex #2 will have an access driveway from Links Drive with parking provided at the clubhouse. Multifamily/Villa complexes #3 & #4 will have access by golf cart, with parking provided at the clubhouse. The single family lots will have access from Wallien Drive (1), Christian Circle (4) and from the residential road network of Majestic Oaks (3). The proposed access from Christian Circle is for an 18 foot wide private drive within a 30 foot wide easement.

The applicant is requesting approval of up to 88 dwelling units.. He is requesting flexibility in deciding on the specific product for each multifamily/villa area until after reviewing the market. It could range from single family detached villa lots to single story attached condominiums. Setbacks for the multifamily and villa products are shown on the master plan layout. A project perimeter building setback of 25 feet is proposed, except for the single family lots being developed on a planned street from Majestic Oaks.. With the planned improvements to the golf course, demand for resort residential units is anticipated. Multifamily/villa areas # 2, #3 and #4 would be ideal for such a product, potentially with access provided by cart path from the clubhouse parking lot similar to the successful operations at Lake Jovita and Saddlebrook. The single family lots will generally be of a size 100' x 150' or greater. Development of the southernmost single family lots will not occur until access is provided via a residential street from Majestic Oaks

The former limerock pit is being designated as "future use," consistent with the designation attached to the same pit on the adjacent Majestic Oaks property. The future use will be determined following an assessment of possible reclamation within the pit.

## List of Potential Variations Requested From County Standards

- Access to Multi-Family & Villas via cart path with parking in common lot at clubhouse
- Private drive (18 feet wide in 30 foot easement, with “T” turnaround) from Christian Circle to serve four lots.

No perimeter building setback for the southernmost single family lots, which will be conditionally platted as part of the adjacent Majestic Oaks development.

### **I. PRELIMINARY LAYOUT**

Sixteen (16) copies of the proposed Master Plan are attached.

### **II. DRAFT OF PROTECTIVE COVENANTS**

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

### **III. PRELIMINARY ENGINEERING REPORT**

**A. Topography.** The site is rolling in nature. The highest elevations reach approximately 140 feet on the overburden piles along the east side of the former limerock mining pit. The lowest elevations (approximately 65 feet) are within the pit, with the lowest natural elevations (70 feet) at the east end of the 100 year flood plain area bisecting the golf course from west to east.

**B. Flood Plain.** According to FEMA FIRM map120110 0180 B, portions of the of the subject property are within the 100 year flood plain, with ponding elevations ranging from 74 to 81 feet MSL. As part of the conceptual drainage analysis and permitting for the project, the floodplain will be further. Additional flood plain storage area may be created on the golf course to accommodate development within the adjacent Majestic Oaks development.

**C. Soils.** According to mapping from the Southwest Florida Water Management District, the site contains a number of soils types common to the higher elevations of the Brooksville Ridge, including Sparr, Arredondo and Kendrick fine sands and Micanopy loamy fine sand, all of which have slight to moderate limitations to development. The soils within and around the mining pit are designated as pits-dump complex.

#### **D. Vegetation & Wildlife**

The majority of the site has been cleared and is actively maintained as a golf course.

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**

Improvements in the golf course are underway. Residential development in accordance with this master plan revision is anticipated to begin in 2004. The pace of development will depend on the market.

**VI. ADEQUATE ACCESS ANALYSIS**

Access to the property is available from Croom Road via the roadways already in place serving the country club and Dogwood Estates.

**DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED**

The proposed project is below all applicable DRI thresholds.

**WATER AND SEWER**

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.



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



**LEGEND**

USE	ACROSSAGE	UNITS
MULTIFAMILY VILLAS (RESORT RESIDENTIAL)	10.1	80
SINGLE FAMILY	0.2	8
DRIVING RANGE	0.4	-
CLUBHOUSE AND RELATED FACILITIES	10	-
APPROXIMATE LOCATION OF REMAINDER FLOODPLAIN		

**SITE DATA**

**APPLICANT:**  
MAJESTIC OAKS PARTNERS, LLC  
24050 DEER RUN ROAD  
BROOKSVILLE, FL 34601  
PH. (352) 796-3399

**PARCEL KEY NOS.**  
01396035 AND 00365125

**AREA = APPROX. 158 ACRES +/-**

**LOCATED IN SECTION 18,  
TOWNSHIP 22 SOUTH, RANGE 20 EAST,  
HERNANDO COUNTY, FL**

**CURRENT ZONING:** CPOP  
**REQUESTING MASTERPLAN  
REVISION TO INCLUDE MULTI-FAMILY,  
VILLAS, SINGLE FAMILY, RESORT RESIDENTIAL AND  
LIFE CARE**

**BUILDING SETBACKS:**

SINGLE FAMILY	VILLAS
FRONT = 25'	FRONT = 25'
SIDE = 10'	SIDE = 5'
REAR = 15'	REAR = 10'

**MULTI-FAMILY #1**

50' FROM LINKS DRIVE & WALLIEN DRIVE  
35' PERIMETER  
20' BETWEEN BUILDINGS

**MULTI-FAMILY #2, #3**

25' PERIMETER  
20' BETWEEN BUILDINGS

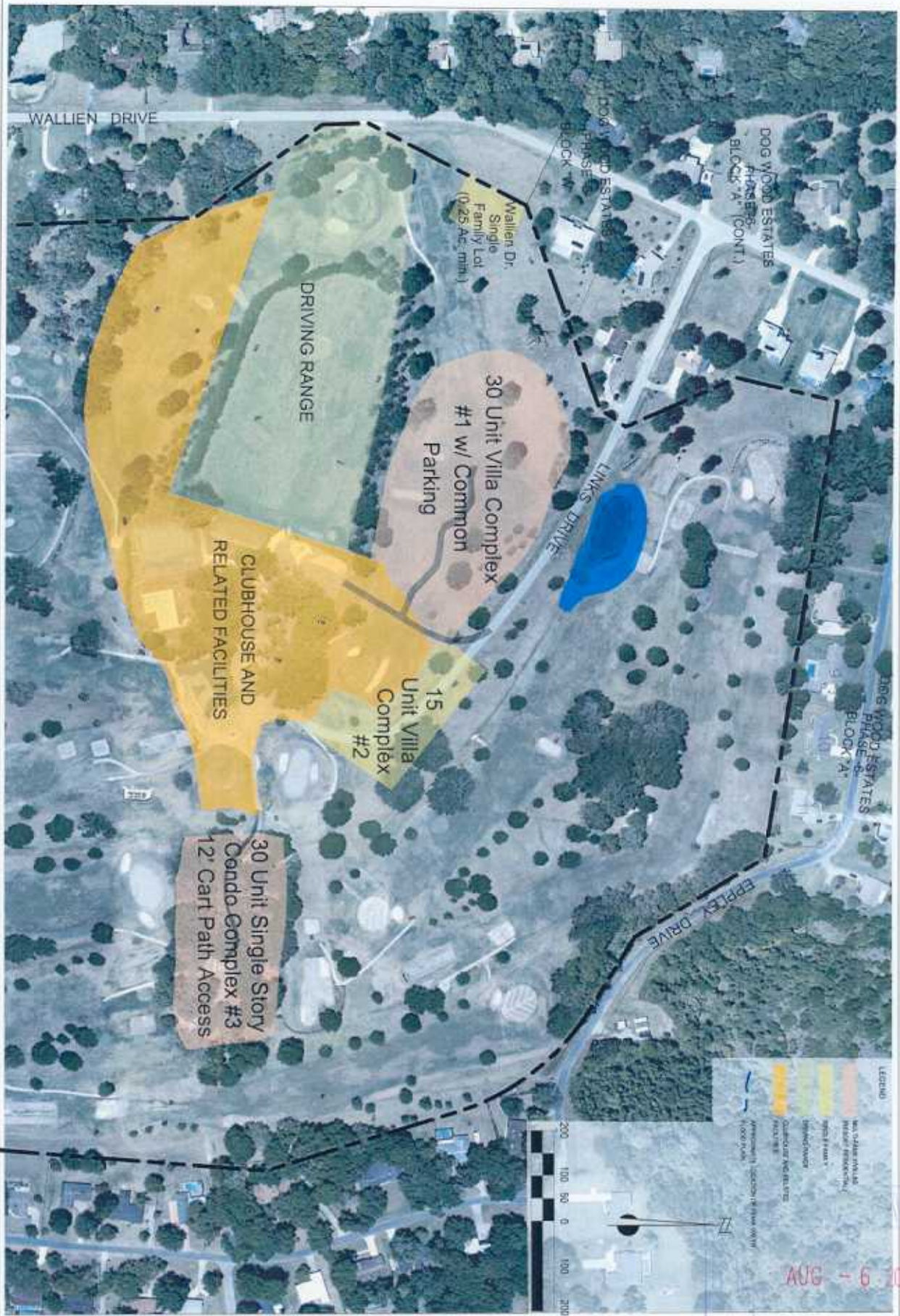
SHEET  
**1**  
OF 3 SHEET  
03102

DATE	BY	REV	DESCRIPTION

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**BROOKSVILLE COUNTRY CLUB  
REVISED MASTER PLAN**



SHEET 2

OF 3 SHEETS

03102

NO.	REV.	DATE	BY	DESCRIPTION

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**Coastal**

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BROOKSVILLE COUNTRY CLUB  
 REVISED MASTER PLAN

HERNANDO COUNTY  
 PLANNING DEPARTMENT



SHEET <b>3</b>	DATE: 08/01/03	REVISED BY: [blank]	REVISED ON: [blank]
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**BROOKSVILLE COUNTRY CLUB  
 REVISED MASTER PLAN**

AUG - 01 2003

HERNANDO COUNTY  
 PLANNING DEPARTMENT