

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

Date: _____

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

APPLICANT: Pulte Home Corporation (as Buyer under contract)

Mailing Address: see representative

Daytime Phone: _____ FAX No.: _____

REPRESENTATIVE: Darryl W. Johnston, Esquire

Mailing Address: 29 South Brooksville Avenue, P. O. Box 997, Brooksville, FL 34605

Daytime Phone: 352/796-5123 FAX No.: 352/799-3187

PUBLIC CONTACT PERSON: representative

Daytime Phone: _____ FAX No.: _____

CONDUCT AT PUBLIC HEARINGS:

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.

see attached

SEC _____ TWP _____ (S) RANGE _____ (E)

Size of Area Covered by Application: 10 acres

Highway & Street Boundaries:

Current Zoning Classification: Q/R

PDP Zoning Classification Desired: PDP SF (single family)

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

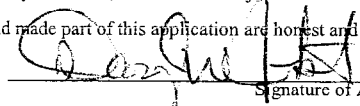
ACKNOWLEDGMENT

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

I, Darryl W. Johnston, 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.

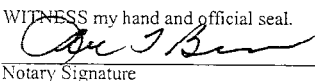
All answers to the questions in said application, all sketches and data attached to and made part of this application are honest and true to the best of my knowledge and belief.




 Signature of Applicant or Representative

STATE OF FLORIDA _____ COUNTY OF HERNANDO _____

On this the 26 day of Jan, 2007, before me, the undersigned Notary Public of the State of Florida, personally appeared DARRYL W. JOHNSTON 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 Signature

 **Sue T Bess**
 My Commission CC931280
 Expires April 25, 2004

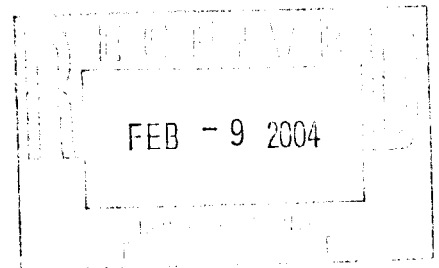
NOTARY SEAL & COMMISSION
 EXPIRATION:

The individual(s) are personally known to me or, presented the following identification: _____

PLANNED DEVELOPMENT
REZONING REPORT - AMENDED NARRATIVE

Prepared For:

Pulte Home Corporation
3810 Northdale Boulevard
Suite 100
Tampa, FL 33624



Prepared By:

Heidt and Associates, Inc.
2212 Swann Avenue
Tampa, FL 33611
(813) 253-5311

Johnston and Sasser, P.A.
29 S. Brooksville Ave.
Brooksville, FL 34601
(352) 796-5123

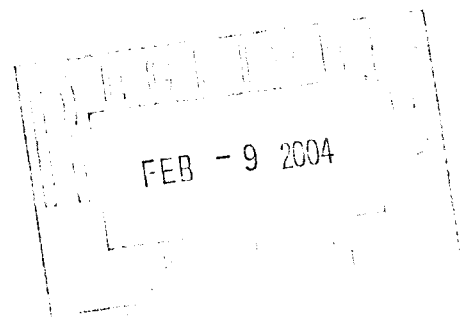
OUTLINE

- 1.0 Introduction
- 1.1 Project Location
- 1.2 Project Description

- 2.0 Existing Conditions
 - 2.1 Existing Land Use
 - 2.2 Existing Environmental Features
 - 2.3 Existing Infrastructure

- 3.0 Project Implications
 - 3.1 Proposed Land Uses
 - 3.2 Proposed Density
 - 3.3 Buffers and Setbacks
 - 3.4 Environmental Impacts
 - 3.4.1 Environmental Mitigation
 - 3.5 Infrastructure Impacts
 - 3.5.1 Infrastructure Improvements

- 4.0 Summary



1.0 Introduction

The following narrative report has been prepared for a 10 acre parcel contained within a previously filed Combined Planned Development application. This application is submitted on behalf of Martin Emil Halmo (owner and seller) and Pulte Home Corporation (purchaser) for property hence described as the 10 acre site in the following sections.

1.1 Project Location

The 10 acre site is located in Section 35 of Township 23 South, Range 18 east. A complete legal description of the 10 acre site was provided on the Rezoning Plan included with the rezoning application of Pulte Homes for the JSB Site in rezoning amendment petition H-03-62). The 10 acre site is located within the JSB site which is directly adjacent to the east of the Suncoast Parkway (State Road 589), and is approximately 0.25 miles north of County Line Road (State Road 587) and approximately 0.80 miles west of US 41 (State Road 45).

1.2 Project Description

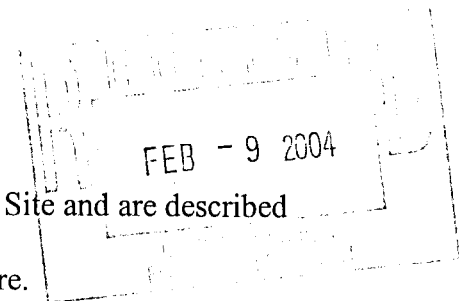
The 10 acre site consists of 10 acres. The proposed use is Medium-Density Residential, at a projected density of 3.0 Dwelling Units (Dus)/Acre and will be incorporated into the JSB site which is the subject of H-03-62. As with the prior application, the proposed minimum lot size is 50' x 110'.

2.0 Existing Conditions

The existing conditions of the 10 acre site are similar to the JSB Site and are described below according to Land Use, Environmental Features, and Infrastructure.

2.1 Existing Land Use

The 10 acre site is undeveloped land characterized as flat pastureland with a few wooded areas. The Future Land Use of the 10 acre site is "RES", which allows densities of up to 5.4



DU/AC. Existing Zoning is "AG" (Agricultural)

Land uses to the north include the Hernando County Airport/Airport Industrial Park and tract which are undeveloped and heavily wooded. Existing land uses to the east include vacant and wooded tracts, with the residential neighborhood Masaryktown further to the east and to US Highway 41. Adjacent land uses immediately to the west consist of transportation (Suncoast Parkway), with additional undeveloped vacant land with a few scattered residences further to the west of the Suncoast Parkway.

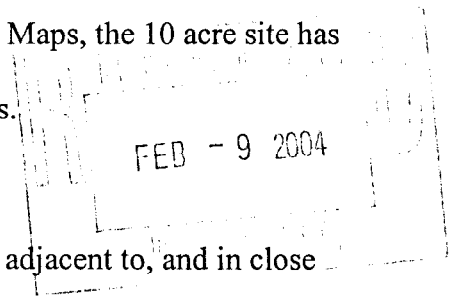
Adjacent Future Land Use and Zoning designations are shown on the Planned Development Rezoning Plan attached to the JSB application and incorporated herein by reference. The predominant adjacent Future Land Use is "RES," with a strip of Commercial further south and adjacent to County Line Road. Adjacent Zoning districts include "AG" (Agricultural) and "R1C" (Residential).

2.2 Existing Environmental Features

As briefly described in Section 2.1, the existing land cover on the 10 acre site is predominantly flat pastureland, with a few scattered wooded areas. Neither jurisdictional wetlands nor any sensitive habitat areas are located on the 10 acre site. According to Hernando County and Federal Emergency Management Agency (FEMA) Panel Maps, the 10 acre site has Zone B and Zone C areas, which are not considered flood prone areas.

2.3 Existing Infrastructure

As briefly described in Section 1.1, the 10 acre site is located adjacent to, and in close proximity to major transportation networks. These include: Suncoast Parkway (SR 589) to the west; County Line Road (SR 587), approximately 0.35 miles to the south and US 41 (SR 45), approximately 1 mile to the east.



Of particular importance to the 10 acre site in terms of roadway infrastructure, is the planned re-alignment of County Line Road (SR 578) as proposed by the Florida Department of Transportation (FDOT). FDOT currently has a Project Development and Environmental (PD&E) study underway, and is referred to as the Ayers Road extension. The FDOT's preferred alignment (S-5) essentially bisects the JSB site in a north-south direction, which is shown on the Rezoning Plan. This Ayers Road Extension would provide excellent visibility and transportation access to the 10 acre site and JSB site. An alternative FDOT alignment (S-8) would also bisect the JSB site in a southwest to northeast orientation, and also provide excellent vehicular access to the proposed development.

Other notable infrastructure located in close proximity include the Wastewater Treatment Plant located approximately 0.25 mile to the north.

3.0 Project Implications

3.1 Land Use Compatibility

The proposed residential development of the 10 acre site is compatible with the adjacent undeveloped land and scattered residential uses. The proposed development and density of 3.0 DU/AC falls within the allowed RES Future Land Use density of 5.4 DU/AC. The proposed project is also generally compatible with adjacent AG and R1C zoning districts. The 10 acre site is located near the Suncoast Parkway corridor where new residential development is anticipated.

3.2 The proposed density for the residential development at the 10 acre site, as part of the JSB site, is 3.0 DU/acre. While below the RES Future land Use Classification density of 5.4 DU/AC, this density does exceed the current zoning's (R1C) allowed density of 1.0 DU/AC, thus necessitating the need to re-zone the property for a higher density.

3.3 Buffers and Setbacks

As previously described in Section 1.2, the proposed minimum lot size is 50' x 110'.
Setback and buffers will be provided in accordance with the Hernando County Code of Ordinances. Specific building setbacks within this minimum lot size include the following:

Front:	20'
Side:	5'
Rear:	20'
Side Corner Lot:	15'

A 20' buffer zone to adjacent land uses will be provided along the site boundary, and along the corridor for the FDOT's proposed Ayer Road Extension. In consideration that the proposed residential land use is the same density throughout the 10 acre site, no internal buffers are proposed (exclusive of the 20' buffer to the Ayers Road Extension)

3.4 Environmental Impacts

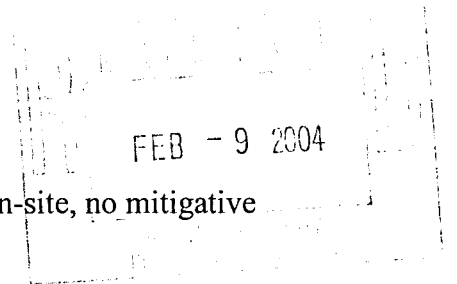
As previously described in Section 2.2, no protected or jurisdictional wetlands, nor sensitive habitats, nor flood prone areas are located on the 10 acre site. As such, any environmental impacts to the 10 acre site as a result of the proposed development will be negligible.

3.4.1 Environmental Mitigation

As neither jurisdictional wetlands nor flood plains are located on-site, no mitigative measures are called for or proposed.

3.5 Infrastructure Impacts

As previously described in Section 2.3, the 10 acre site is situated in close proximity to major transportation networks including the Suncoast Parkway (SR 589), County Line Road (SR 587), and US 41 (SR 45). Additionally, the FDOT is currently evaluating corridors for the Ayers Road extension (SR 578). Based on the abundance of these regional transportation networks, no



adverse impacts to adjacent road networks are anticipated.

3.5.1 Infrastructure Improvements

Because of these existing adjacent and nearby regional road networks, and because of the planned Ayers Road extension, sufficient roadway capacity exists and no infrastructure improvements are warranted or proposed.

4.0 Summary

The proposed Planned Development Rezoning of the 10 acre site is compatible with the character of the site and adjacent land uses. The proposed use is below the allowed density in the RES Future Land Use according to the Hernando County Comprehensive Plan.

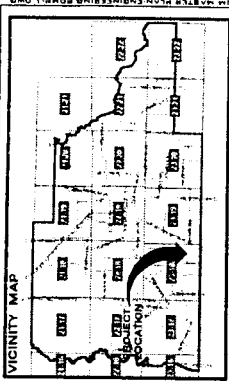
No significant environmental features are located on-site and no environmental mitigation is required, and no critical flood zones are located on-site. Abundant regional road networks are within close proximity to the 10 acre site.

The proposed development and rezoning of the 10 acre site is in character with adjacent development, consistent with the Comprehensive Plan, and supported by sufficient existing and planned roadway infrastructure. In consideration of these issues, approval of the Rezoning application is rationally justified.

FLD - 9 2004

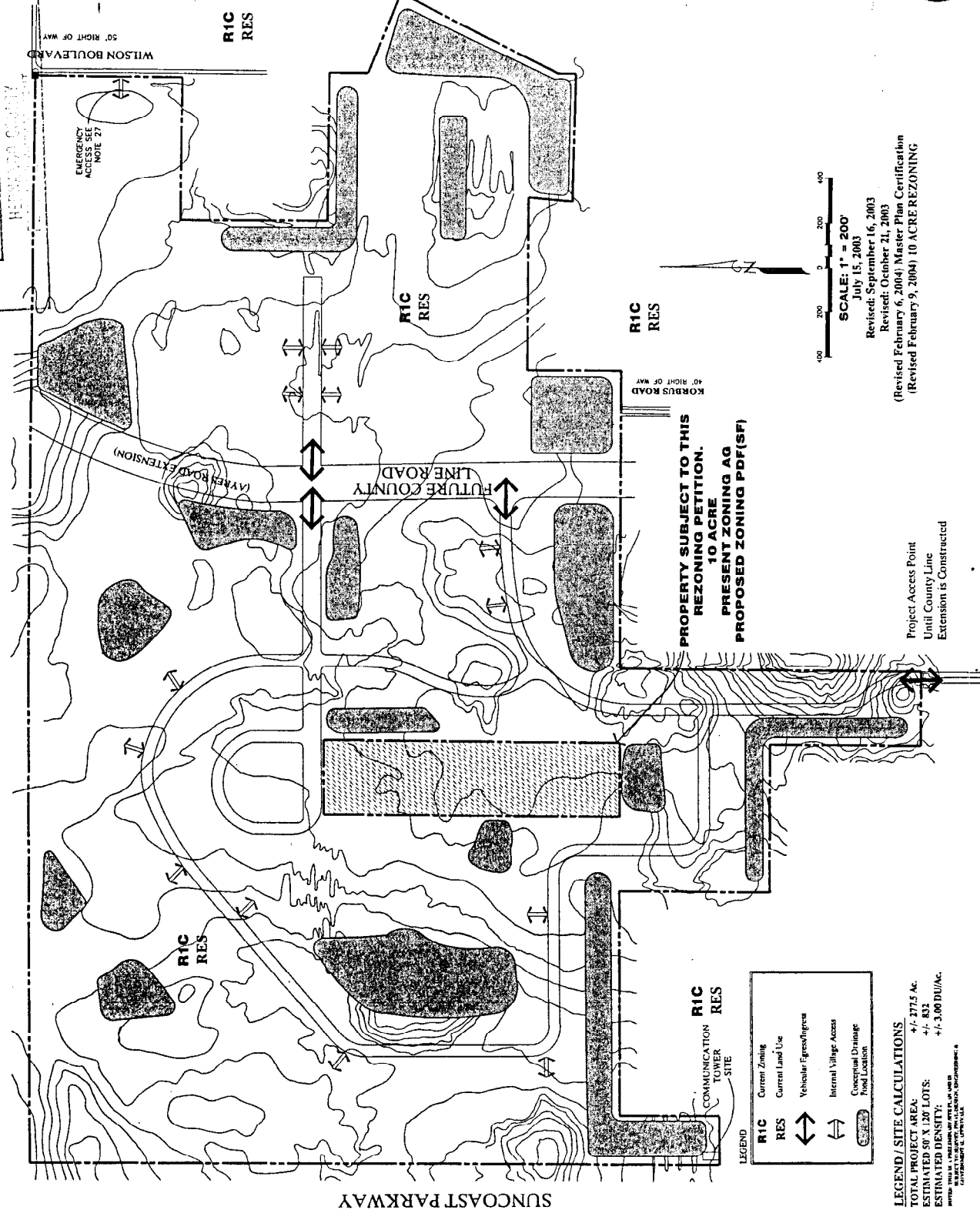
The small scale of the following document may not be legible with some electronic viewers. The full-size version of this document and all file documents may be viewed at the Hernando County Planning Department during 8:00 AM to 5:00 PM, Monday thru Friday. If you have any questions, please contact us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

RECEIVED
FEB 10 2004



- NOTES:**
1. Land Use Designation: RES
 2. Present Zoning: PD(SF) (Rezone - 20)
 3. Total Lot: 81 Single Family Detached Dwelling, 370 D.U. / Acre
 4. All the improvements for this development shall be installed and approved by the County before any construction begins.
 5. All the improvements for this development shall be installed and approved by the County before any construction begins.
 6. Construction shall be in accordance with the approved plans and specifications.
 7. P.L.A. shall be submitted to the Board of Commissioners for review and approval.
 8. Construction shall be in accordance with the approved plans and specifications.
 9. All lighting shall be directed and shielded away from the street.
 10. Driveway (necessary) shall be at project access points to be a minimum of 25 feet wide and shall be constructed of concrete.
 11. Access shall be provided to all areas of the site.
 12. Minor shifts to accommodate transportation requirements.
 13. Site plan shall be designed to meet existing building, structures and other amenities to be located on the site.
 14. This project shall be designed to meet existing building, structures and other amenities to be located on the site.
 15. Electrical distribution shall be underground in the areas served by other areas. Utilities and sewer possible in other areas.
 16. Minimum lot size shall be 50' x 110' (5,500 SF Min.).
 17. Minimum lot area shall be 5,500 SF Min.
 18. Building Setbacks:
 19. Front
 20. Rear
 21. Side (for corner lot side facing street)
 22. Minimum setback shall be 25' from all property lines.
 23. Minimum setback shall be 25' from all property lines.
 24. A total of 10 acres of usable open space shall be provided.
 25. The developer shall provide a noise abatement wall as shown on the site plan.
 26. The developer shall enter into a development agreement with the County to provide for the construction of the improvements to be shown on the site plan.
 27. The emergency access to the project shall be shown on the site plan.
 28. If the County line flood improvement has not been completed when the project is completed, the developer shall be responsible for the construction of the improvements to be shown on the site plan.
 29. East of the site the right-of-way line of the extension of the emergency road Once Acre Road extension is constructed the emergency road shall be 40 feet wide.
 30. The emergency road shall be 40 feet wide.
 31. The emergency road shall be 40 feet wide.
 32. The emergency road shall be 40 feet wide.
 33. The emergency road shall be 40 feet wide.
 34. The emergency road shall be 40 feet wide.
 35. The emergency road shall be 40 feet wide.
 36. The emergency road shall be 40 feet wide.
 37. The emergency road shall be 40 feet wide.
 38. The emergency road shall be 40 feet wide.
 39. The emergency road shall be 40 feet wide.
 40. The emergency road shall be 40 feet wide.
 41. The emergency road shall be 40 feet wide.
 42. The emergency road shall be 40 feet wide.
 43. The emergency road shall be 40 feet wide.
 44. The emergency road shall be 40 feet wide.
 45. The emergency road shall be 40 feet wide.
 46. The emergency road shall be 40 feet wide.
 47. The emergency road shall be 40 feet wide.
 48. The emergency road shall be 40 feet wide.
 49. The emergency road shall be 40 feet wide.
 50. The emergency road shall be 40 feet wide.
 51. The emergency road shall be 40 feet wide.
 52. The emergency road shall be 40 feet wide.
 53. The emergency road shall be 40 feet wide.
 54. The emergency road shall be 40 feet wide.
 55. The emergency road shall be 40 feet wide.
 56. The emergency road shall be 40 feet wide.
 57. The emergency road shall be 40 feet wide.
 58. The emergency road shall be 40 feet wide.
 59. The emergency road shall be 40 feet wide.
 60. The emergency road shall be 40 feet wide.
 61. The emergency road shall be 40 feet wide.
 62. The emergency road shall be 40 feet wide.
 63. The emergency road shall be 40 feet wide.
 64. The emergency road shall be 40 feet wide.
 65. The emergency road shall be 40 feet wide.
 66. The emergency road shall be 40 feet wide.
 67. The emergency road shall be 40 feet wide.
 68. The emergency road shall be 40 feet wide.
 69. The emergency road shall be 40 feet wide.
 70. The emergency road shall be 40 feet wide.
 71. The emergency road shall be 40 feet wide.
 72. The emergency road shall be 40 feet wide.
 73. The emergency road shall be 40 feet wide.
 74. The emergency road shall be 40 feet wide.
 75. The emergency road shall be 40 feet wide.
 76. The emergency road shall be 40 feet wide.
 77. The emergency road shall be 40 feet wide.
 78. The emergency road shall be 40 feet wide.
 79. The emergency road shall be 40 feet wide.
 80. The emergency road shall be 40 feet wide.
 81. The emergency road shall be 40 feet wide.
 82. The emergency road shall be 40 feet wide.
 83. The emergency road shall be 40 feet wide.
 84. The emergency road shall be 40 feet wide.
 85. The emergency road shall be 40 feet wide.
 86. The emergency road shall be 40 feet wide.
 87. The emergency road shall be 40 feet wide.
 88. The emergency road shall be 40 feet wide.
 89. The emergency road shall be 40 feet wide.
 90. The emergency road shall be 40 feet wide.
 91. The emergency road shall be 40 feet wide.
 92. The emergency road shall be 40 feet wide.
 93. The emergency road shall be 40 feet wide.
 94. The emergency road shall be 40 feet wide.
 95. The emergency road shall be 40 feet wide.
 96. The emergency road shall be 40 feet wide.
 97. The emergency road shall be 40 feet wide.
 98. The emergency road shall be 40 feet wide.
 99. The emergency road shall be 40 feet wide.
 100. The emergency road shall be 40 feet wide.

TRILLIUM
PLANNED DEVELOPMENT MASTER PLAN
Prepared For:
Pulte Home Corporation
 Northdale Executive Center
 3810 Northdale Boulevard, Suite 100
 Tampa, Florida 33624
 (813) 265-3345



PROPERTY SUBJECT TO THIS REZONING PETITION.
 10 ACRE
 PRESENT ZONING AG
 PROPOSED ZONING PD(SF)

Project Access Point
 Until County Line
 Extension is Constructed

LEGEND / SITE CALCULATIONS

RIC	Current Zoning
RES	Current Land Use
↔	Vehicular Egress/Ingress
⇄	Internal Village Access
⊕	Conceptual Drainage
⊙	Flood Location

LEGEND / SITE CALCULATIONS

TOTAL PROJECT AREA: +/- 277.5 Ac.
 ESTIMATED 50' X 120' LOTS: +/- 833
 ESTIMATED DENSITY: +/- 3.00 DU/AC.

DATE: 02/09/04
 DRAWN BY: J. L. LEE
 CHECKED BY: J. L. LEE
 APPROVED BY: J. L. LEE