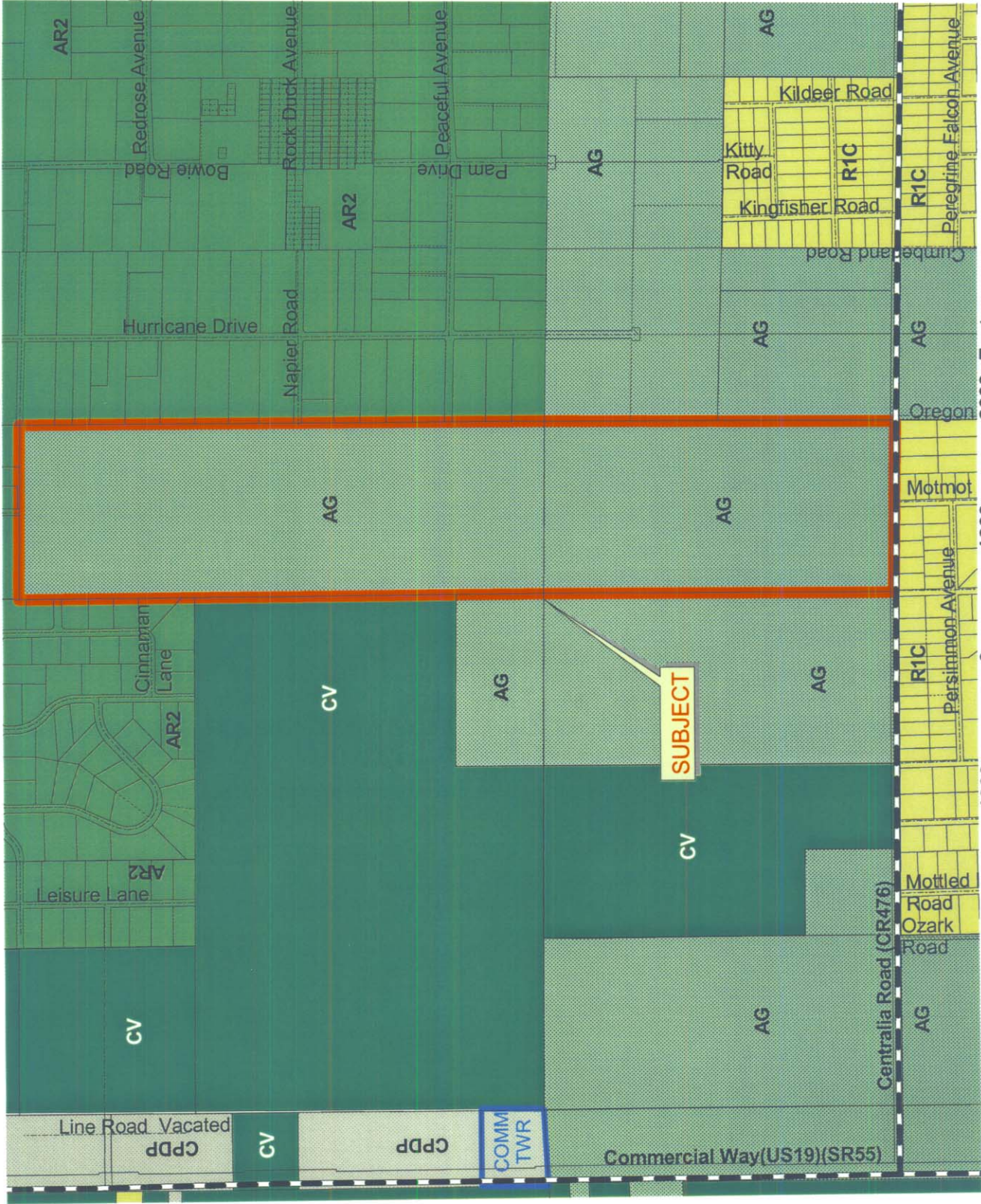


Janis Moore Tucker & Marshall H. Moore

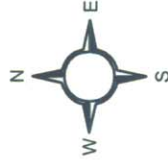
H-04-17

DRAFT

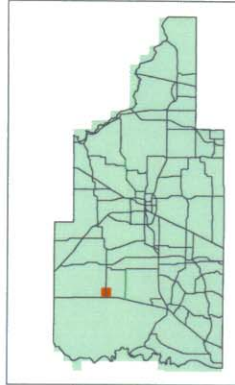


Legend:

	Zoning		PDP(HHC)
	AC		PDP(HID)
	AG		PDP(IND)
	AR		PDP(LU)
	AR1		PDP(MF)
	AR2		PDP(MH)
	C1		PDP(NC)
	C2		PDP(OP)
	C3		PDP(PSF)
	C4		PDP(REC)
	CITY		PDP(RES)
	CM1		PDP(RR)
	CM2		PDP(RUR)
	CPDP		PDP(SF)
	CV		R1A
	I1		R1B
	M		R1C
	OP		R1MH
	PDP(AF)		R2
	PDP(CF)		R2.5
	PDP(GC)		R3
	PDP(GHC)		RC
	PDP(HC)		RM



PREPARED BY:
HERNANDO COUNTY
PLANNING DEPARTMENT
PRINT DATE: March 17, 2004



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

Date: FEBRUARY 20, 2004

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

APPLICANT: JANIS MOORE TUCKER & MARSHALL H. MOORE

Mailing Address: 8400 NORTH KENDALL DRIVE, MIAMI, FL 33156

Daytime Phone: (305) 279-4895

FAX No.: (305) 279-8997

REPRESENTATIVE: MR. CHRIS TUCKER

Mailing Address: 8400 NORTH KENDALL DRIVE, MIAMI, FL 33156

Daytime Phone: (305) 279-4895

FAX No.: (305) 279-8997

PUBLIC CONTACT PERSON MR. CHRIS TUCKER

Daytime Phone: (305) 279-4895

FAX No.: (305) 279-8997

CONDUCT AT PUBLIC HEARINGS:

Will Expert Witness be utilized during the public hearings? 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. SE 1/4 OF NE 1/4, AND E 1/2 OF SE 1/4 OF SECTION 30; AND E 1/2 OF NE 1/4 OF SECTION 31, LESS THE SOUTH 33 FEET THEREOF HERETOFORE DEEDED TO HERNANDO COUNTY FOR PUBLIC ROAD. SEC 30 & 31 TWP 21 S (S) RANGE 18 E (E)

Size of Area Covered by Application: 200 ACRES

Highway & Street Boundaries S-CENTRALIA ROAD, E- NONE, N-MOCKING WREN ROAD, W-NONE

Current Zoning Classification: AGRICULTURAL

PDP Zoning Classification Desired: RESIDENTIAL

Has a public hearing been held on this property within the past twelve months? NO, ALL OTHER APPLICATIONS WITHDRAWN

ACKNOWLEDGMENT

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

I, CHRIS TUCKER, 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 Chris Tucker

Signature of Applicant or Representative

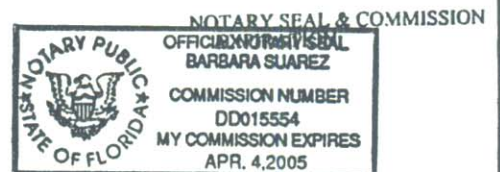
STATE OF FLORIDA COUNTY OF MIAMI-DADE

On this the 2 day of March, 20 04, before me, the undersigned Notary Public of the State of Florida, and whose name(s) is/are subscribed personally appeared to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal.

Notary Signature

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



REZONING APPLICATION

SE ¼ OF NE ¼, AND E ½ OF SE ¼ OF SECTION 30; AND E ½ OF NE ¼ OF SECTION 31, LESS THE SOUTH 33 FEET THEREOF HERETOFORE DEEDED TO HERNANDO COUNTY FOR PUBLIC ROAD. SECTION 30 & 31, TOWNSHIP 21 S, RANGE 18 E.

March 8, 2004

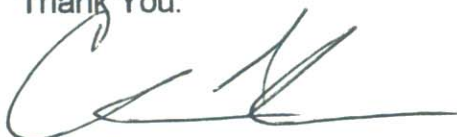
Carlene Riecoss, Planner III
Hernando County Planning Department
20 North Main Street
Brooksville, FL 34601

Re: Rezoning Request Modification, H-04-17

Dear Ms. Riecoss:

Please modify the above captioned rezoning request from PDP (Residential/Single Family) to PDP (Rural) with one acre lots having private horse ownership as the only rural type use permitted.

Thank You:



Chris Tucker
Owner's Representative



3. Provide a narrative describing the PDP request. It is the applicant's responsibility to ensure that the request will accommodate the intended use(s) of the property. Classification of the intended use(s) is made by the County's Development Department (352-754-4050). Submit one original plus 15 copies. This statement shall provide the following:
 - a. proposed land uses and acreage of land uses
 - b. proposed density levels for the residential development (if applicable)
 - c. separation distances for the differing land uses within the PDP
 - d. Proposed setbacks and minimum sizes for individual lots
 - e. condition of and impact on natural features
 - f. discussion on the impact on infrastructure
 - g. discussion on any proposed improvements to the infrastructure
 - h. proposed uses within all the pods
 - i. existing land uses on the site and the adjacent site
 - j. concept of the development plan

- a. proposed land uses and acreage of land uses

The Property Owners wish to change the current agricultural zoning to a low density residential zoning of one unit per acre. The entire property will be devoted to low density residential use except for those areas that are required for subdivision approval (at the time of subdivision application) such as road and other public right of way deemed appropriate at the time of subdivision application is made.

- b. proposed density levels for the residential development (if applicable)

The Property Owners wish to rezone this land for residential use consistent with having one unit per acre. This extremely low density use for the land is consistent with and will help to enhance the rural lifestyle that typifies the surrounding area. All criteria that govern one unit per acre at the time of subdivision application shall govern the total number of home sites allowed under this rezoning application.

- c. separation distances for the differing land uses within the PDP

The proposed use for 100% of the land in this application is for low density residential purposes only. There are no differing land uses within the PDP.

d. Proposed setbacks and minimum sizes for individual lots

The Property Owners wish to change current zoning from agricultural use to an extremely low density residential use where all individual lots are a minimum of one acre (one unit per acre) as defined at the time of subdivision application. All setbacks required at the time of subdivision application that are required for this rezoning application shall be complied with.

e. condition of and impact on natural features

The impact on the condition and natural features of the land described in this application are extremely low due to the low density one unit per acre residential rezoning sought under this application. Minor adjustment to immediate topography will facilitate roads and drainage (as required at the time of subdivision application) as well as driveway access and the home site itself. All other features of the land will remain unaltered in order to preserve the rural lifestyle consistent with the surrounding area.

f. discussion on the impact on infrastructure

At the current time, there is no developed infrastructure on the land involved in this rezoning application. All infrastructure requirements shall be determined at the time of subdivision application.

g. discussion on any proposed improvements to the infrastructure

Improvements to the infrastructure shall be as required by criteria in force at the time of subdivision application. The land currently has no developed infrastructure.

h. proposed uses within all the pods

The sole purpose of this rezoning application is exclusively for low density one unit per acre residential use. No other use is anticipated or applied for.

i. existing land uses on the site and the adjacent site

The subject land is currently zoned for agricultural use. The adjacent properties have an agricultural, modified agricultural or residential zoning designation.

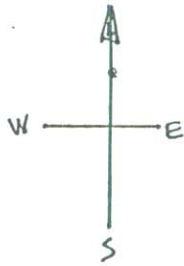
j. concept of the development plan

The Property Owners have conceptualized a development plan that focuses on promoting and maintaining a rural lifestyle through the application of minimum lot size, architectural conformity, minimization of non-essential site improvements and maximized preservation of site specific flora & fauna for the site's residents to experience and enjoy.

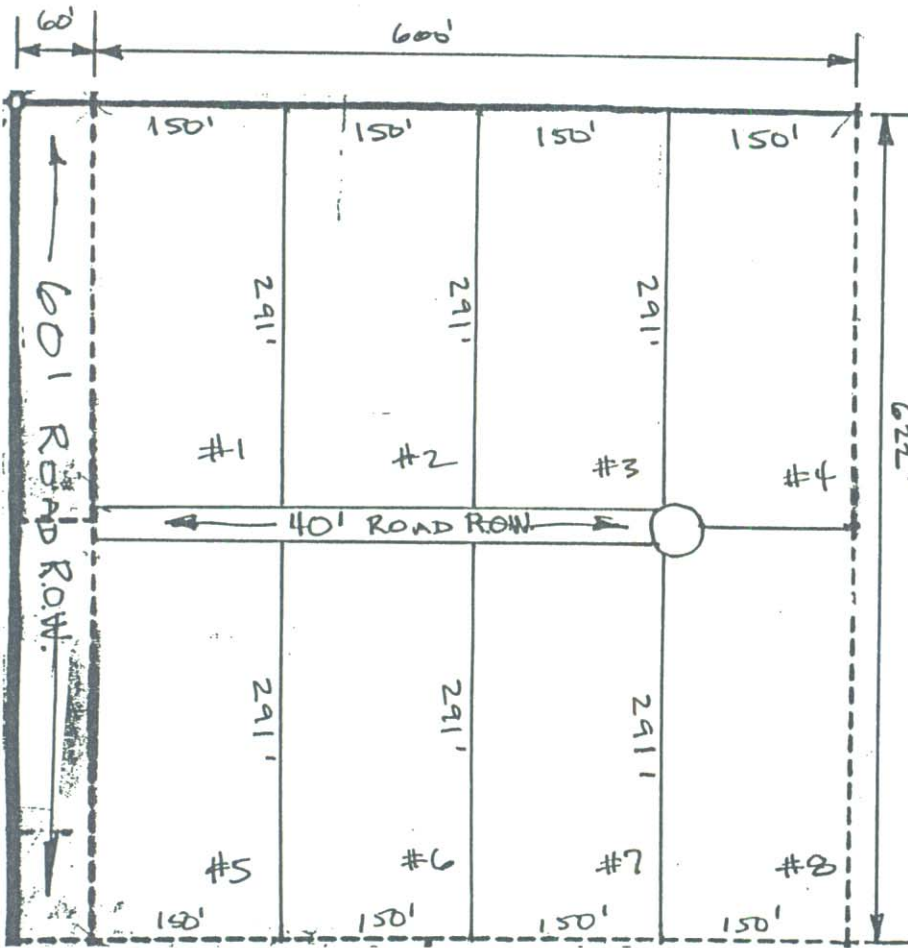
For PDPs with commercial component: Single building, or single site development with multiple buildings with the same use and owned and managed by the same entity, greater than 65,000 square feet must be specifically requested and indicated to be considered. Please be sure that your request is specific in this regard.

This residential rezoning request does not contain a commercial component.

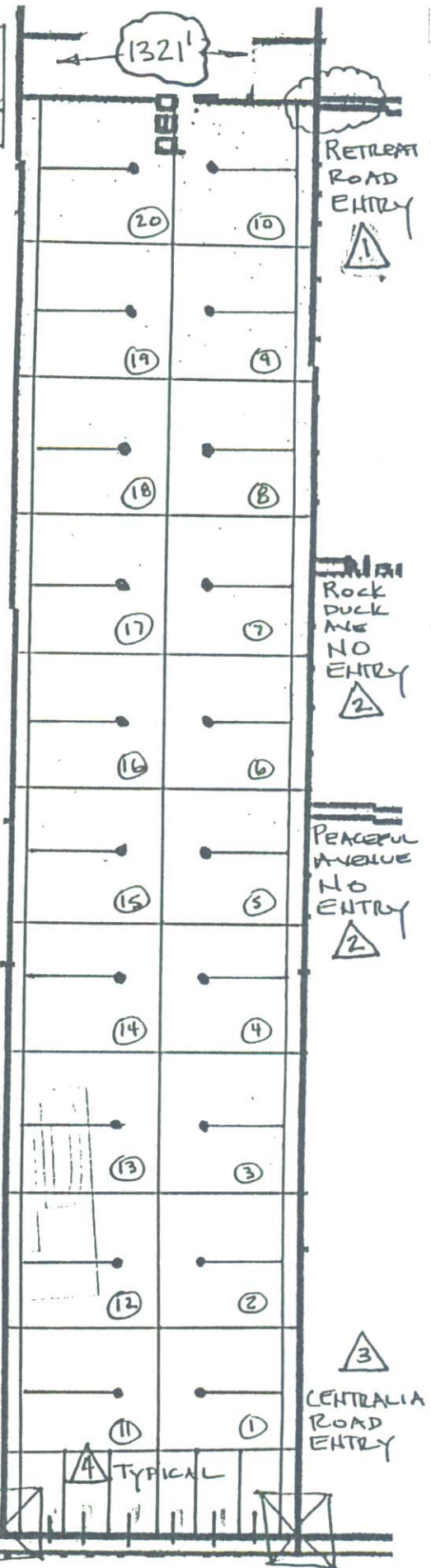
The small scale of the following document may not be legible with some electronic viewers. The full-size version of this document and all file documents may be viewed at the Hernando County Planning Department during 8:00 AM to 5:00 PM, Monday thru Friday. If you have any questions, please contact us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



1" = 700' - 0"
SCALE

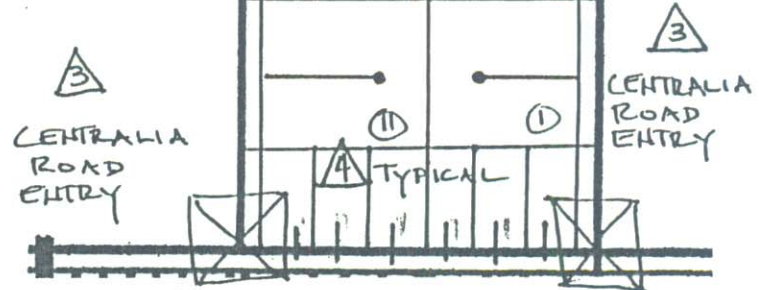


TYPICAL PHASE - NOT TO SCALE



- 1 Retreat Road in the NW corner of the property will be accessed from this project site.
- 2 Rock Duck Avenue and Peaceful Avenue located on the east border of the property will not be accessed from this project site.
- 3 There are two access points for Centralia Road. They are at the southeast corner and southwest corner of the property. These will serve as primary access to the proposed phased development.
- 4 There are six driveway entrances to Centralia Road which will serve the lots designated A through F only.
- 5 Perimeter lots have the following setbacks:
Front @ 25 ft., Side @ 10 ft., Rear @ 20 ft.
- 6 Interior lots have the following setbacks:
Front @ 25 ft., Side @ 10 ft., Rear @ 20 ft.
- 7 There are a total of 166 lots planned for in this application.
- 8 Project dimensions are 6,589 ft from N to S and 1,321 ft from E to W.
- 9 The project is located in flood zone "C".
- 10 The topography of the project is generally level with an average elevation that ranges between 49 - 80 ft above sea level as per the Hernando County contour interval map provided by SWFWMD.

MAY 12 2004



PHASING PLAN: 1-20
SINGLE LOTS : A-F

revised master plan rec'd 3/12/04