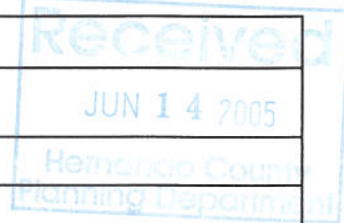


HERNANDO COUNTY ZONING AMENDMENT PETITION
Application to Change a Zoning Classification

Date: June 10, 2005

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



APPLICANT:	Albert Carapella		
Mailing Address:	2713 Buckhorn Oaks Drive, Valrico, FL 33594		
Daytime Phone:	813-661-7653	FAX No.:	E-Mail Address:
REPRESENTATIVE:	Darryl W. Johnston, Esq.		
Mailing Address:	P.O. Box 997, Brooksville, FL 34605		
Daytime Phone:	352-796-5123	FAX No.:	352-799-3187 E-Mail Address:
PUBLIC CONTACT PERSON:	Darryl W. Johnston, Esq.		
Daytime Phone:	FAX No.:	E-Mail Address:	
Will Expert Witness be utilized during the public hearings?	No.		
Will additional time will be required during the public hearing and how much?	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.		
	Lot 28, Garden Grove Farm Lots, P.B. 4, Page 53		
	30	SEC 23	TWP (S) RANGE 19 (E)
Size of Area Covered by Application:	2.5 Acres		
Highway & Street Boundaries:	Broad Street		
Current Zoning Classification:	Ag		
Zoning Classification Desired:	C2 or PDP-HC		
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]
 Signature of Applicant or Representative

STATE OF FLORIDA _____ COUNTY OF HERNANDO _____


On this the 10 day of June, 2005, 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.

[Signature]
 Notary Signature

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

NOTARY SEAL & COMMISSION
 EXPIRATION:
Sue T. Clark
 Commission #DD303157
 Expires: Apr 25, 2008
 Bonded Thru
 Atlantic Bonding Co., Inc.



**PLANNED DEVELOPMENT
REZONING REPORT - AMENDED NARRATIVE**

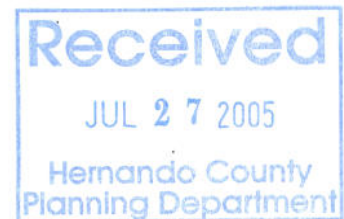
Prepared For:

**Brighton Resources, Inc.
Consultants, Inc.**

**Authorized Agent/
Developer
Al Carapella
2713 Buckhorn Oaks Dr.
Valrico, FL 33594**

Prepared By:

**Darryl W. Johnston, Esq.
Johnston and Sasser, P.A.
29 S. Brooksville Avenue
Brooksville, FL 34601**



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 Buffers and Setbacks
- 3.3 Environmental Impacts
 - 3.4.1 Environmental Mitigation
- 3.4 Infrastructure Impacts
 - 3.4.1 Infrastructure Improvements

- 4.0 Summary



1.0 Introduction

The following narrative report has been prepared for a C-2 Rezoning request to Hernando County, or alternatively, a Planned Development Rezoning to PDP-HC. The applicant would prefer a straight C-2 zoning. This narrative is provided in order to conform to the submittal requirements as specified in the Hernando County Rezoning Application Package (Planned Development Project). Additional submittal information is provided on the attached Zoning Exhibit.

This application is submitted on behalf of Brighton Resources, Inc., a Florida corporation, (owner) and Al Carapella (purchaser) for property hence described as the Subject Property in the following sections.

1.1 Project Location

The Subject Property is located in Section 30, Township 23 South, Range 19 East. A complete legal description of the Subject Property is described in the Warranty Deed attached to this application and as recorded in O.R. Book 1853, Page 942, public records of Hernando County, Florida. The Subject Property is located on the east side of U.S. 41, north of Ayers Road and South of the Hernando County Airport.

1.2 Project Description

The Subject Property consists of approximately 2.5 acres mol. The proposed use is commercial with either a C-2 zoning or a PDP-HC zoning. There is currently no designated use for the property, but the attached zoning exhibit contemplates demolishing the existing structures and construction of a 20,000 square foot building and associated buffering and parking.

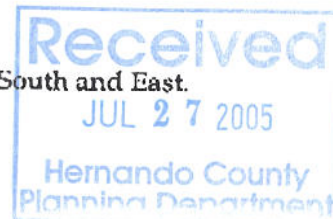
2.0 Existing Conditions

The existing conditions of the Subject Property are described below according to Land Use, Environmental Features, and Infrastructure.

2.1 Existing Land Use

The Subject Property is a mobile home and two out buildings. The Future Land Use of the Subject Property is "Commercial" which allows the requested zoning.

Adjacent land uses to the north are zoned AG and C-1, and AG to the South and East.



Adjacent Future Land Use designations are commercial for the properties fronting on U.S. 41.

2.2 Existing Environmental Features

Applicant is not aware of any jurisdictional wetlands nor any sensitive habitat areas located on the Subject Property. According to Hernando County Flood Maps, the Subject Property is not considered a flood prone area.

2.3 Existing Infrastructure

As briefly described in Section 1.1, the Subject Property is located adjacent to U.S. 41.

3.0 Project Implications

3.1 Land Use Compatibility

The proposed rezoning of the Subject Property is compatible with the adjacent undeveloped land and anticipated higher density residential and commercial development along U.S. 41. The proposed rezoning falls within the allowed COM Future Land Use designation.

3.2 Buffers and Setbacks

Setback and buffers will be provided in accordance with the Hernando County Code of Ordinances. Specific building setbacks within the subject property is the following:

Front (West):	125'
Side (North):	20'
Side (South):	20'
Rear (East):	35'

3.3 Environmental Impacts

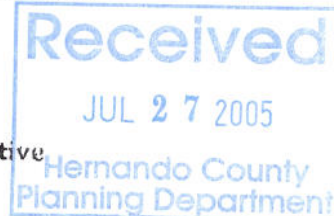
As previously described in Section 2.2, no protected or jurisdictional wetlands, nor sensitive habitats, nor flood prone areas are located on the Subject Property. As such, any environmental impacts to the Subject Property as a result of the proposed development will be negligible.

3.3.1 Environmental Mitigation

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

3.4 Infrastructure Impacts

As previously described in Section 2.3, the Subject Property is situated adjacent to US 41. The property is served by HCUD for water and sewer. The FDOT is currently evaluating



corridors for the Ayers Road extension (SR 578), which would align with Ayers road to the south of the Subject Property once constructed.

Based on the abundance of regional transportation networks, no adverse impacts to adjacent road networks are anticipated.

3.4.1 Infrastructure Improvements

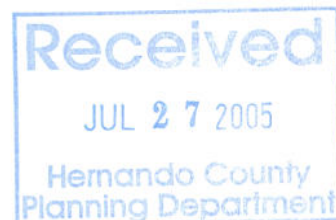
Because of these existing adjacent and nearby regional road networks, sufficient roadway capacity exists and no infrastructure improvements are warranted or proposed.

4.0 Summary

The proposed Planned Development Rezoning of the Subject Property is compatible with the character of the site and adjacent land uses. The proposed use is below the allowed density in the COM 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 adjacent to or within close proximity to the Subject Property.

The proposed development and rezoning of the Subject Property is in character with nearby development and anticipated development on U.S. 41, is consistent with the Comprehensive Plan, and is supported by sufficient existing and planned roadway infrastructure. In consideration of these issues, we request approval of the Rezoning application.



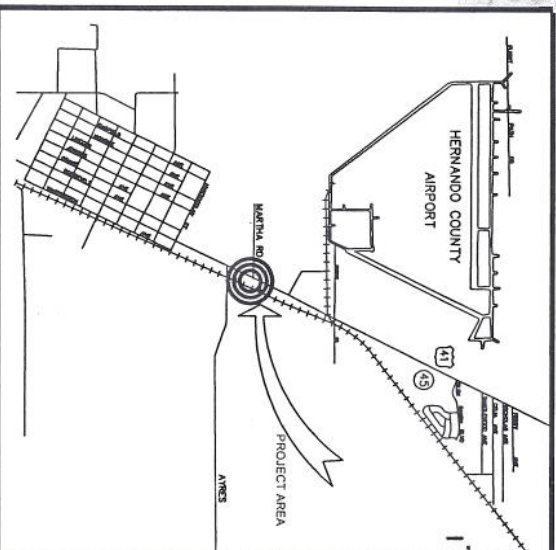
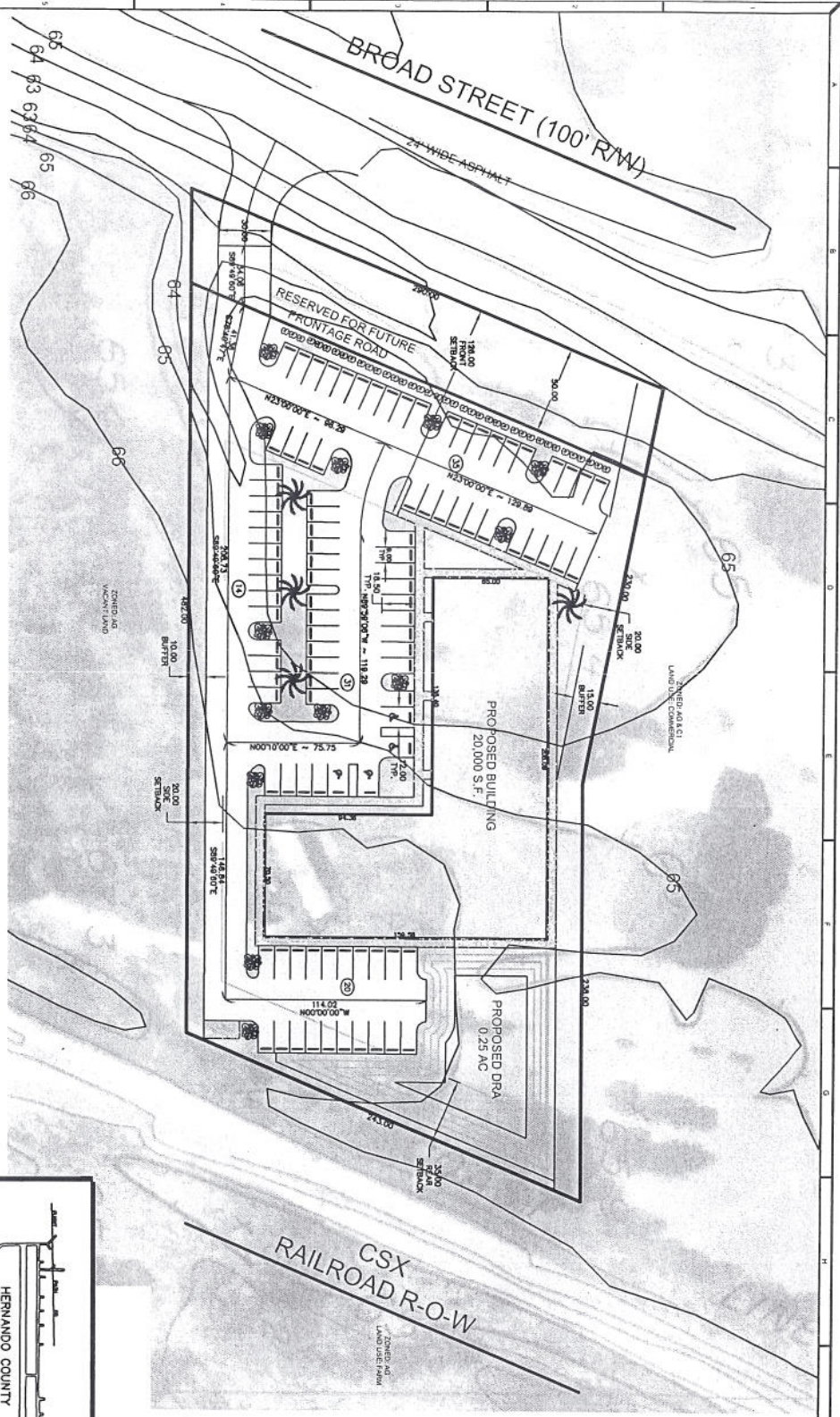
The small scale of the following document may not be legible with some electronic viewers. The full-size version of this document and all file documents may be viewed at the Hernando County Planning Department between 8:00 AM and 5:00 PM, Monday thru Friday. If you have any questions, please contact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

LEGEND

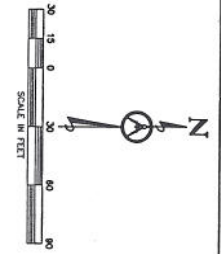
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- DRAINAGE CONTROL LINE
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE
- UNPAVED DRIVE

ALL EXISTING SITE BUILDINGS AND PAVEMENT TO BE DEMOLISHED.

- PRELIMINARY PLAN NOTES:**
1. SITE AREA: 3.44 ACRES
 2. PRECISE ZONING OF SITE: AG & C2
 3. WATER IS AVAILABLE FROM HOULDA
 4. SEWER IS PROVIDED BY HOULDA, AND MAY VARY
 5. LANDSCAPE BATTERS ARE CONCEPTUAL AND MAY VARY
 6. SETBACKS ARE CONCEPTUAL & MAY VARY WITH FINAL SITE APPROVAL
 7. SETBACKS
 8. BACK (EAST) FROM (WEST) SIDE (SOUTH) 20' 20'
 9. PARKING CALCULATED AT 5 SPACES PER 1000 S.F. (20,000 S.F. = 100-100)
 - 100 SPACES REQUIRED INCLUDING 4 HANDICAPPED



Received
 JUN 27 2005
 Hernando County
 Planning Department



DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
SCALE	
SHEET NO.	1 OF 1

CIVIL-TECH CONSULTING ENGINEERS, INC.
 CIVIL ENGINEERS & PLANNERS
 12 South Main Street, Brooksville, FL 34601
 Phone - (352) 796-6319 / Fax - (352) 799-9203
 WWW.CIVIL-TECH.COM
 Registration # EB-000748

DARRYL JOHNSTON
 COMMERCIAL
 ZONING EXHIBIT

REVISION	DATE