

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning Standard PDP
 - Master Plan New Revised
 - PSFOD Communication Tower Other
- PRINT OR TYPE ALL INFORMATION**

Date: 2/1/2022

File No. H-22-19 Official Date Stamp:

Received

MAR 1 2022

Planning Department
Hernando County, Florida

APPLICANT NAME: Pulte Home Company, LLC

Address: 2662 S. Falkenburg Road

City: Riverview State: FL Zip: 33578

Phone: 813-335-5803 Email: _____

Property owner's name: (if not the applicant) Susan Karlik Trust

REPRESENTATIVE/CONTACT NAME: _____

Company Name: LevelUp Consulting

Address: 505 E Jackson Street, Suite 200

City: Tampa State: FL Zip: 33602

Phone: 813-375-0616 Email: stephen@levelupflorida.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____

Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 377498
2. SECTION 13, TOWNSHIP 23, RANGE 18
3. Current zoning classification: AG
4. Desired zoning classification: PDP (SF)
5. Size of area covered by application: 19.477
6. Highway and street boundaries: _____
7. Has a public hearing been held on this property within the past twelve months? Yes No
8. Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, _____, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): Pulte Home Co., Jeff Deason (VP of Land Plan. & Dev.) and (representative, if applicable): LevelUp Consulting and Hill Ward Henderson to submit an application for the described property.

Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ who is personally known to me or produced _____ as identification.

Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16

Notary Seal/Stamp

AUTHORIZATION LETTER

9/13/2021

September ____, 2021

To Whom It May Concern:

SUSAN A. CUSUMANO and JOHN N. KARLIK, as Co-Trustees of the KARLIK LIVING TRUST dated July 22, 1996 (the “**Seller**”), is the owner of the parcel of property described on **Exhibit A** attached hereto and made a part hereof (the “**Property**”). Seller has entered into a contract to sell the Property to **PULTE HOME COMPANY, LLC**, a Michigan limited liability company (the “**Buyer**”). Seller hereby authorizes Buyer and its agents to process and obtain from any and all governmental agencies, authorities, and entities having jurisdiction over the Property any and all rezonings, land use amendments, preliminary plat approvals, construction plan approvals, and all other approvals, permits, and licenses which may be required in order to permit the Property to be used for a residential community with related subdivision improvements and amenities.

**SUSAN A. CUSUMANO and JOHN N. KARLIK,
as Co-Trustees of the KARLIK LIVING TRUST
dated July 22, 1996**

DocuSigned by:
By: Susan A. Cusumano
1761B27C32AF448
Susan A. Cusumano, Co-Trustee

DocuSigned by:
By: John N. Karlik
09A2D08740B44DE
John N. Karlik, Co-Trustee

“**SELLER**”

Received

MAR 1 2022

Planning Department
Hernando County, Florida



Received

MAR 1 2022



Planning Department
Hernando County, Florida

Karlik Rezoning – Narrative

Project Location

The project site occupies approximately 19.477 acres and is identified as Parcel Key 377498. The frontage is Powell Road. Directly adjacent to the east is a +/- 100-acre parcel owned by Hernando County District Schools, including Chocachatti Elementary School and Nature Coast High School. To the west and south is the Deerfield Estates neighborhood.



Future Land Use

The project site is designated Residential on the County’s Future Land Use Map. Follows is the description of Residential in the Future Land Use Element.

Residential: *The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.*



Zoning

The project site is currently zoned Agricultural-District (AG). Directly adjacent to the west and south is a single family development zoned PDP (SF). Across Powell Road are large lots zoned AR-2. The parcel owned by the Hernando District Schools is PDP.



Request

A rezoning to PDP (SF)/Planned Development Project (Single Family) is proposed to provide for the development of 68 single family detached lots with a minimum square footage of 6,000 square feet. As provided in the following table, the minimum lot width is 50-feet, and the minimum lot depth is 120-feet. To maximize common open space, including perimeter buffer tracts, reductions are being sought for the front, rear, and side setbacks. Actual rear building setbacks for the lots along the western boundary will be a minimum of 65-feet to the tract boundary, and for the eastern tract boundary, the minimum will be 35-feet. Reductions in setbacks do not provide for more density but promote design flexibility.

Principal Structure	Proposed	Deviation
Lot Width	50-feet	
Lot Depth	120-feet	
Front	20-feet	from 25-feet
Rear	15-feet	from 20-feet
Side (Internal Lot)	5-feet	from 10-feet
Side (Corner Lot)	15-feet	
Maximum Heigh	35-feet	

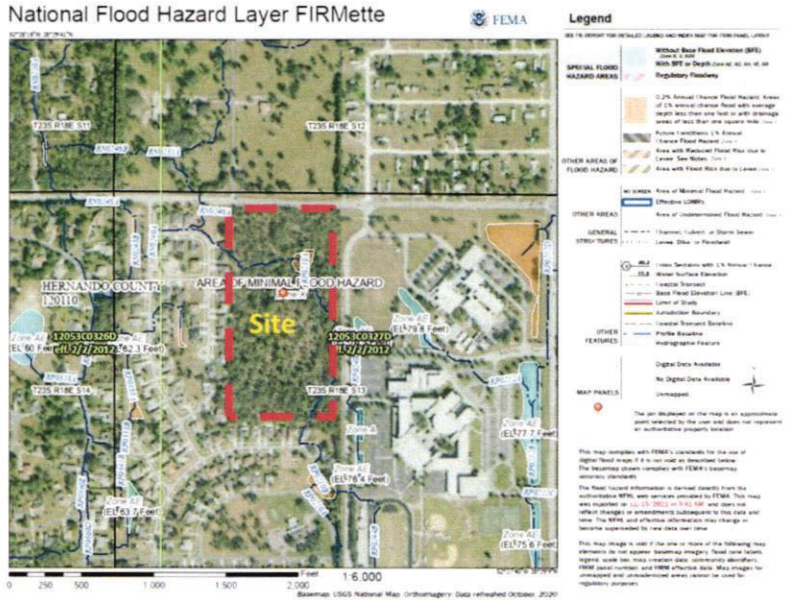
Design

The project has been designed to fit the location and context between Deerfield Estates and Chocachatti Elementary School and Nature Coast High School. A treed boulevard section is proposed at the entrance on Powell Road. A secondary means is not feasible given the existing adjacent development. Neighborhood sidewalks will connect to the existing sidewalk along Powell Road allowing future students to walk to school. The boulevard terminates at a T-intersection, which is the location of the community park. The park totals 1.2 acres, slightly more than required (1 acre for the first 50 units plus 18 times .01 = 1.18 acres). A minimum 50-foot-wide buffer is proposed along the western boundary. Along the northern, southern and western boundaries, a minimum 20-foot buffer is provided. Florida-Friendly Landscaping will be utilized, and any invasive plant species will be removed during the construction process. Preserved natural vegetation will meet the 7% requirement primarily along the western boundary. Stormwater management will include dry detention ponds located in the northwest and southeast corners of the project site.

Suitability

The project site is well suited to the use and intensity proposed. The property is relatively flat, with an average elevation ranging between +/- 78 to 80-feet NAVD. The low point is +/- 76-feet and is in the northeast corner.

The site lies in Flood Zones "X" per FIRM Map Number 12053C0327D dated February 2, 2012. The Wiscon watershed overlies the property. Based on a review of the Hernando County Soil Survey published by the USDA NRCS, there is one primary soil-mapping unit noted within the project vicinity, Candler fine sand, 0 to 5% slopes.



Naylor Environmental Solutions will be the project biologist. According to the Florida Land Use, Cover and Forms Classification System (FLUCFCS), the property contains one (1) land use – Longleaf Pine – Xeric Oak (FLUCFCS 4120). The entirety of the site is upland. No wetlands or surface waters are present onsite. The dominant canopy species include long leaf pine, sand live oak, turkey oak, Chapman’s oak, and sand pine. The site is overgrown on approximately 50% of the site and is fire-suppressed.

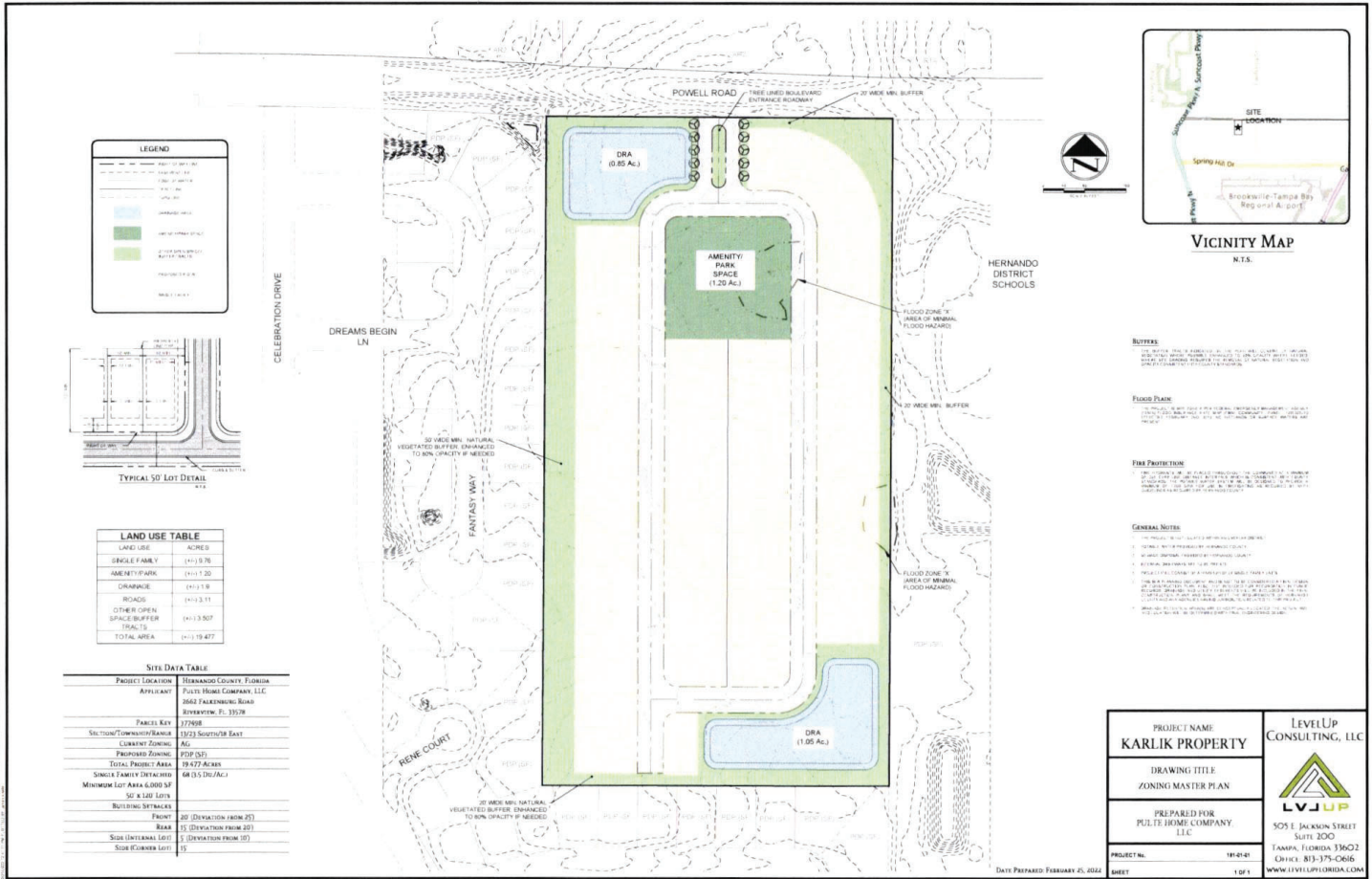
The project site is in the Water and Sewer Service Area for Hernando County. Existing line locations are included in the following map provided by Hernando County. Specifically, there is a 12-inch water main along the south side of Powell Road along the frontage of the project site. Sewer will be provided via an existing 6-inch force main at Powell Road and Celebration Drive, approximately 700-feet to the west of the site. Sufficeint capacity for both has been confirmed by Hernando County Utilities Department. For fire protection, the project design will incorporate fire hydrant spacing consistent with the County’s requirements and will demonstrate the capability to meet needed fire flow.



Lincks and Associates will be the traffic engineer for the project, and as the development moves forward, a Transportation Analysis will be provided. According to the Hernando County 2040 Roadway Plan Map (Appendix for the 2040 Roadway Plan Map), Powell Road is proposed to be four (4) lanes from Barclay Avenue to Crum Road.

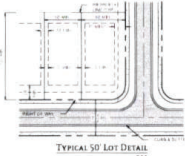
Consistency and Compatibility

The proposed rezoning is consistent with the Comprehensive Plan and compatible with surrounding development. The proposed project density is approximately 3.6 units to the acre, substantially less than the maximum (6 units/acre) in the Residential land use designation. Infrastructure is available to support the project, creating efficiencies based on existing investments. Likewise, there are no significant environmental concerns with the property that would limit development.



LEGEND

- PROPOSED LOT
- PROPOSED DRIVE
- PROPOSED BUFFER
- PROPOSED BUFFER
- PROPOSED BUFFER
- PROPOSED BUFFER



LAND USE TABLE

LAND USE	ACRES
SINGLE FAMILY	(14) 5.76
AMENITY/PARK	(14) 1.29
DRAINAGE	(14) 1.18
ROADS	(14) 3.11
OTHER OPEN SPACE/BUFFER	(14) 3.307
TOTAL AREA	(14) 19.477

SITE DATA TABLE

PROJECT LOCATION	HERNANDO COUNTY, FLORIDA
APPLICANT	PULTE HOME COMPANY, LLC
2662 PARKWAY ROAD	REVENUE: F. 35078
PARCEL KEY	37789B
SUBDIVISION/TOWN/PLAT/SECTION	13523 SOUTHWEST BAY
COUNTY ZONING	AC
PROPOSED ZONING	PDP (S)
TOTAL PROJECT AREA	19.477 ACRES
SINGLE FAMILY DETACHED	68.05 (DU/AC)
MINIMUM LOT AREA 6,000 SF	50 X 120 LOTS
BUILDING SETBACKS	FRONT 30' (DEVIATION FROM 20')
	REAR 15' (DEVIATION FROM 20')
SIDE (INTERNAL LOTS)	15' (DEVIATION FROM 10')
SIDE (COURT LOTS)	15'



VICINITY MAP
N.T.S.

BUFFERS
THE PROJECT IS TO BE SURROUNDED BY A 20' WIDE NATURAL VEGETATED BUFFER ENHANCED TO NON-IMPACT IF NEEDED.

FLOOD PLANE
THE PROJECT IS TO BE SURROUNDED BY A 20' WIDE NATURAL VEGETATED BUFFER ENHANCED TO NON-IMPACT IF NEEDED.

FIRE PROTECTION
THE PROJECT IS TO BE SURROUNDED BY A 20' WIDE NATURAL VEGETATED BUFFER ENHANCED TO NON-IMPACT IF NEEDED.

GENERAL NOTES

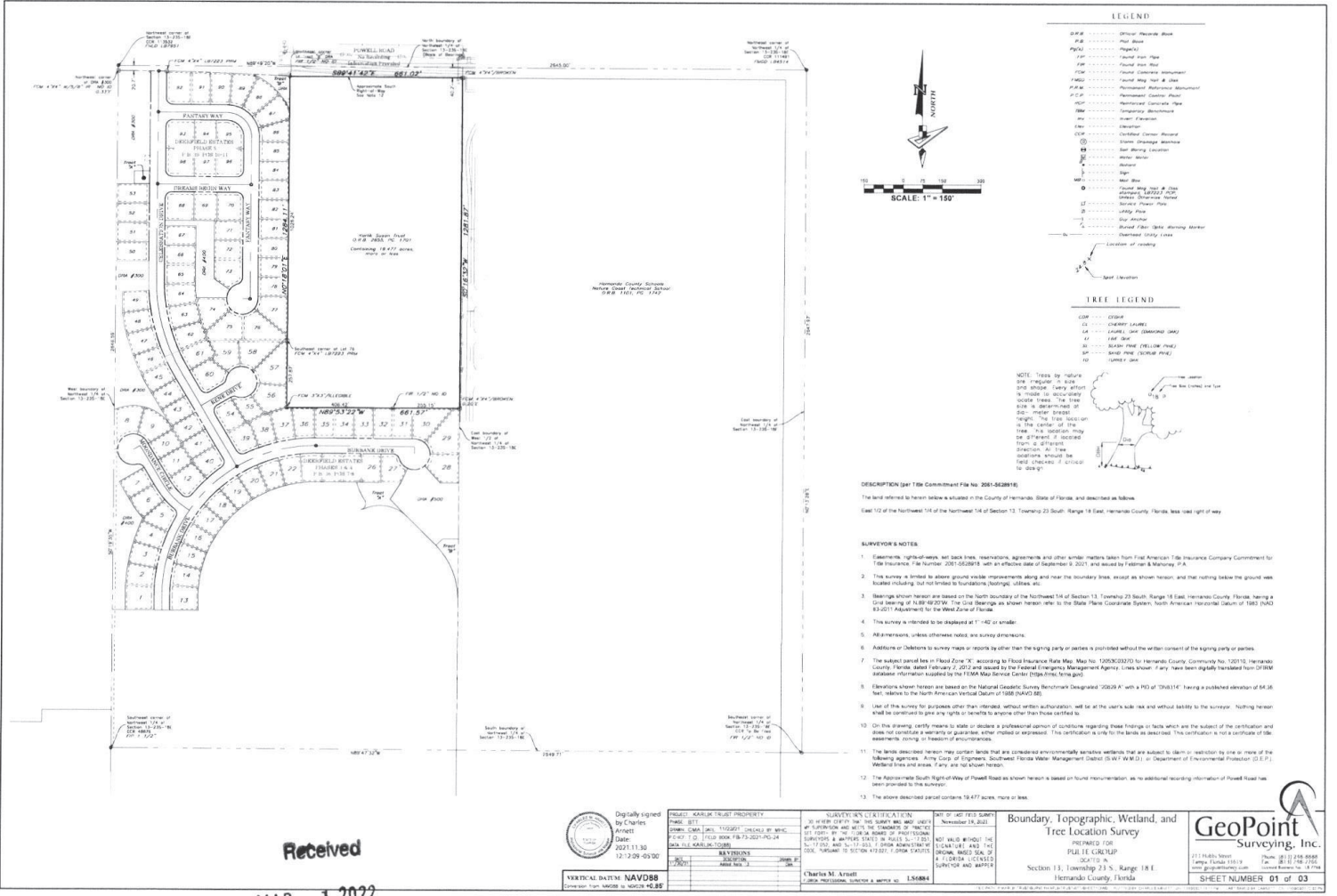
- THE PROJECT IS TO BE SURROUNDED BY A 20' WIDE NATURAL VEGETATED BUFFER ENHANCED TO NON-IMPACT IF NEEDED.
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- THE PROJECT IS TO BE SURROUNDED BY A 20' WIDE NATURAL VEGETATED BUFFER ENHANCED TO NON-IMPACT IF NEEDED.

PROJECT NAME KARLIK PROPERTY	 LEVELUP CONSULTING, LLC 305 E. JACKSON STREET SUITE 200 TAMPA, FLORIDA 33602 OFFICE: 813-375-0806 WWW.LEVELUPFLORIDA.COM
DRAWING TITLE ZONING MASTER PLAN	
PREPARED FOR PULTE HOME COMPANY, LLC	
PROJECT NO. 19-041	
SHEET 1 OF 1	

Received

MAR 1 2022

Planning Department
Hernando County, Florida



LEGEND

---	Official Property Line
---	Public Road
---	Private Road
---	Right-of-Way
---	Unimproved Concrete Road
---	Unimproved Gravel Road
---	Unimproved Asphalt Road
---	Unimproved Concrete Alley
---	Unimproved Gravel Alley
---	Unimproved Asphalt Alley
---	Unimproved Concrete Driveway
---	Unimproved Gravel Driveway
---	Unimproved Asphalt Driveway
---	Unimproved Concrete Sidewalk
---	Unimproved Gravel Sidewalk
---	Unimproved Asphalt Sidewalk
---	Unimproved Concrete Stair
---	Unimproved Gravel Stair
---	Unimproved Asphalt Stair
---	Unimproved Concrete Ramp
---	Unimproved Gravel Ramp
---	Unimproved Asphalt Ramp
---	Unimproved Concrete Walkway
---	Unimproved Gravel Walkway
---	Unimproved Asphalt Walkway
---	Unimproved Concrete Driveway
---	Unimproved Gravel Driveway
---	Unimproved Asphalt Driveway
---	Unimproved Concrete Alley
---	Unimproved Gravel Alley
---	Unimproved Asphalt Alley
---	Unimproved Concrete Driveway
---	Unimproved Gravel Driveway
---	Unimproved Asphalt Driveway

TREE LEGEND

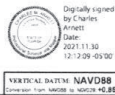
---	Oak
---	Cypress
---	Cherry
---	Walnut
---	Red Oak
---	White Oak
---	Live Oak
---	Yellow Pine
---	Short Leaf Pine
---	Long Leaf Pine
---	Other

NOTE: Trees by nature are irregular in size and shape. Every effort will be made to accurately locate trees. The tree size is determined by the trunk diameter at 4.5 meters above the ground. The tree location is the center of the trunk. The location may vary if a tree is located in a narrow alley or driveway.

DESCRIPTION (per Title Commitment File No. 2061-562891):
The land referred to herein below is situated in the County of Hernando, State of Florida, and described as follows:
East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 23 South, Range 18 East, Hernando County, Florida, less land right of way.

SURVEYOR'S NOTES:

1. Easements, rights-of-way, lot block lines, reservations, agreements and other similar matters taken from First American Title Insurance Company Commitment for Title Insurance File Number 2001-020891, all as effective date of September 9, 2021, and issued by First American & Mortgage, P.A.
2. This survey is limited to above ground visible measurements along and near the boundary lines, except as shown herein, and that nothing below the ground was located including, but not limited to foundations, footings, utilities, etc.
3. Bearings shown herein are based on the North boundary of the Northwest 1/4 of Section 13, Township 23 South, Range 18 East, Hernando County, Florida, being a Civil Survey of 1887-1899. The Civil Bearings as shown herein refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD83) Adjustment for the West Zone of Florida.
4. This survey is intended to be depicted at 1"=40' or smaller.
5. All measurements, unless otherwise noted, are survey measurements.
6. Additions or omissions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
7. The subject parcel lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 1506030370 for Hernando County, Community No. 15010, Hernando County, Florida, dated February 7, 2012 and issued by the Federal Emergency Management Agency. Lines shown if any, have been digitally translated from DFIRM available information available to the FIRM Map Service Center (Edge, FL, USA).
8. Elevations shown herein are based on the National Geodetic Survey Benchmark Designated "2609A", with a PD of "136117", having a published elevation of 84.08 feet, relative to the North American Vertical Datum of 1988 (NAVD88).
9. Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those specified to.
10. On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the benefits of the person to whom it is made.
11. The lands described herein may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corps of Engineers, Southwest Florida Water Management District (SWFWMD), or Department of Environmental Protection (DEP).
12. The boundaries shown on this drawing of Powell Road as shown herein is based on found information, as no additional recording information of Powell Road has been provided to the surveyor.
13. The above described parcel contains 79.477 acres, more or less.

Digitally signed by Charles Groetz Date: 2023.11.30 12:12:09-05'00'		PROJECT: KARLUM TRUST PROPERTY	SURVEYOR'S CERTIFICATION: I, CHARLES M. AZZETTI, being duly sworn and qualified as a Professional Surveyor, certify that I am the Surveyor and have personally supervised and checked the accuracy of the field data and computations shown on this plat.	DATE OF FIELD SURVEY: November 19, 2023
		DRAWN: CHAS. GROETZ PERMIT: 12-1109-PUB-FB73-2023-PO-24 SCALE: AS SHOWN	BOUNDARY, TOPOGRAPHIC, WETLAND, AND TREE LOCATION SURVEY	PREPARED FOR: PUBLIC TRUST
		REVISIONS: Date: 11/23/23	CHARLES M. AZZETTI Professional Surveyor, State of Florida, License No. 156884	SECTION 13, TOWNSHIP 23 S, RANGE 18 E, HERNANDO COUNTY, FLORIDA

VERTICAL DATUM: NAVD88
CONSTANT: 111.582

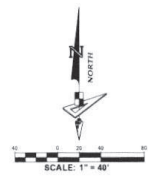
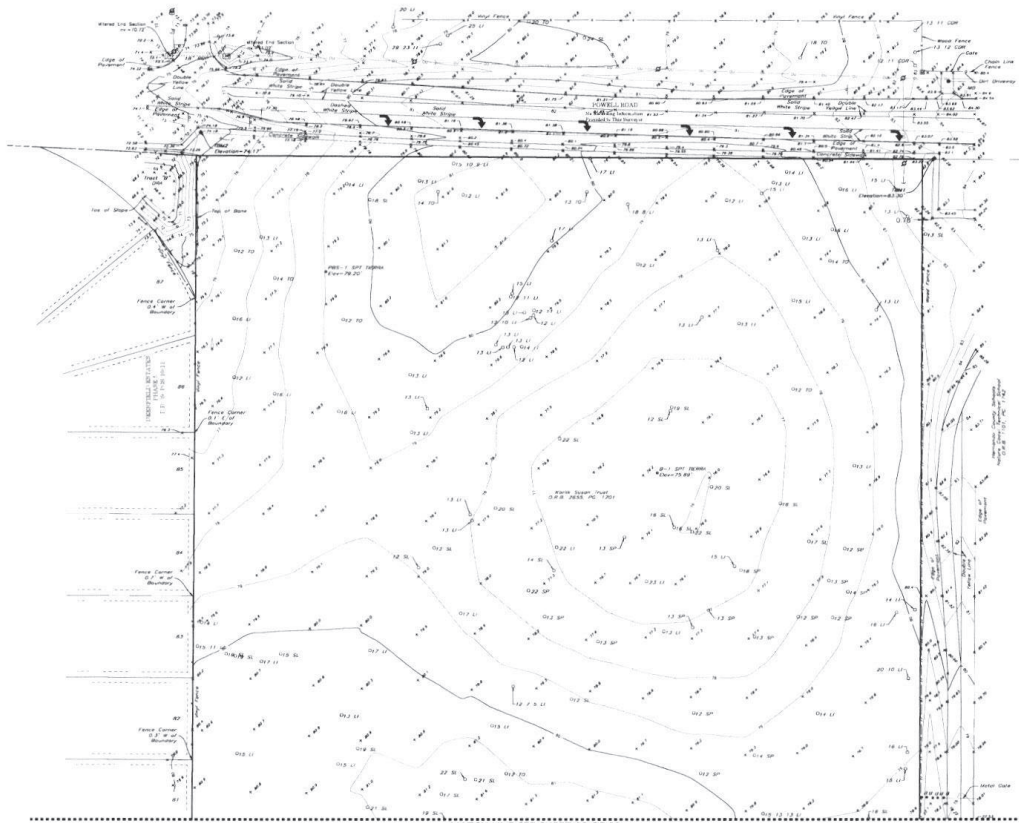
GeoPoint Surveying, Inc.
211 Halls Road
Tampa, Florida 33613
www.geo-point.com
Phone: (813) 878-8888
Fax: (813) 878-7700
United States, No. 18,714

SHEET NUMBER 01 of 03

Received

MAR 1 2022

Planning Department
Hernando County, Florida



LEGEND

- 0.00' - Official Property Bound
- 0.00' - Pipe Area
- 0.00' - Property
- 0.00' - Found Iron Pipe
- 0.00' - Found Iron Nail
- 0.00' - Found Concrete Monument
- 0.00' - Found Wood Nail or Spike
- 0.00' - Permanent Reference Monument
- 0.00' - Permanent Control Point
- 0.00' - Horizontal Control Point
- 0.00' - Temporary Monument
- 0.00' - Survey Station
- 0.00' - Elevation
- 0.00' - Contour Interval Marker
- 0.00' - Storm Drainage Marker
- 0.00' - Spot Elevation
- 0.00' - Spot
- 0.00' - Found Wood Nail or Spike
- 0.00' - Found Concrete Monument
- 0.00' - Found Iron Pipe
- 0.00' - Utility Pole
- 0.00' - Spot Elevation
- 0.00' - Storm Drainage Marker
- 0.00' - Horizontal Control Point

TREE LEGEND

- 0.00' - CEDAR
- 0.00' - OTHER TREES
- 0.00' - LOCATED AND DIMENSIONED
- 0.00' - LOCATED
- 0.00' - SCATTER (YELLOW PINK)
- 0.00' - SAND PINE (YELLOW PINK)
- 0.00' - OTHER TREE

NOTE: Trees to indicate size - regular in size and shape, every effort is made to accurately locate trees. The size of the tree is dimensioned in the center of the tree. This location may be different if located from an elevation. Locations should be field checked if critical to design.

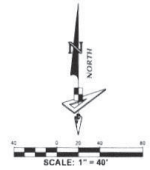
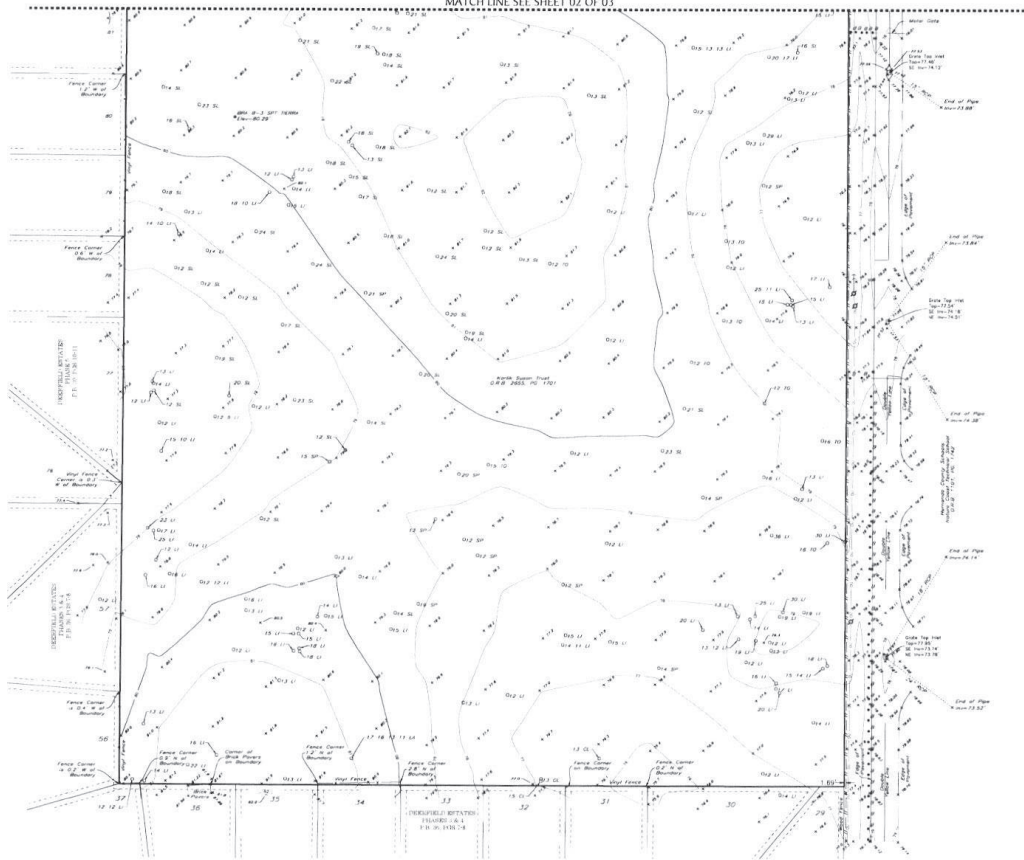
Received

MAR 1 2022

Planning Department
Hernando County, Florida

<p>PROJECT: KAROLIK TRUST PROPERTY DATE: 01/11/2022 DRAWN: LAM (LMS) / CHECKED BY: MHC PERMIT: 10, 11 (L) / BOOK: 1873 / 2021 / PG-24 DATE: 11/11/2021</p>	<p>SEE SHEET 1 OF 3 FOR TECHNICAL NOTES, LEGEND AND SURVEYOR'S CERTIFICATION</p>	<p>DATE OF LAST FIELD SURVEY: November 19, 2021</p> <p>NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>	<p>Boundary, Topographic, Wetland, and Tree Location Survey</p> <p>PREPARED FOR: PUE H. GROUP SECTION 11, TOWNSHIP 23 S, RANGE 18 E, HERNANDO COUNTY, FLORIDA</p>	<p>GeoPoint Surveying, Inc.</p> <p>2111 Hanks Street Tampa, Florida 33611 www.geopointsurvey.com Phone: (813) 718-0884 Fax: (813) 718-2726 License Number: 18754</p> <p>SHEET NUMBER 02 of 03</p>
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MATCH LINE SEE SHEET 02 OF 03



LEGEND

- List of symbols and their corresponding descriptions for various survey features like offsets, pipe lines, and monuments.

TREE LEGEND

- List of symbols and their corresponding descriptions for different types of trees and vegetation.

NOTE: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined by measuring the tree trunk to the center of the tree. This location may be different if located from an alternate position. All tree positions should be field checked & correct to design.

Received

MAR 1 2022

Planning Department
Hernando County, Florida

Project: KARLUX TRUST PROPERTY
Phase: 011
Drawn: T.M. (MS) 10/20/21 CHECKED BY: MHC
Date: 11/10/2021
SHEET 03 OF 03
Boundary, Topographic, Wetland, and Tree Location Survey
PREPARED FOR: PULHASKI GROUP
SECTION 11, TOWNSHIP 21 S., RANGE 18 E.
Hernando County, Florida
GeoPoint Surveying, Inc.
SHEET NUMBER 03 OF 03



Karlik - Legal Description provided by GeoPoint

LEGAL DESCRIPTION:

DESCRIPTION (per Title Commitment File No: 2061-5628918) The land referred to herein below is situated in the County of Hernando, State of Florida, and described as follows: East 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 23 South, Range 18 East, Hernando County, Florida, less road right of way.

CONTAINING 19.477 ACRES OF LAND, MORE OR LESS.

Received

MAR 1 2022

Planning Department
Hernando County, Florida

Michelle Miller

From: Shannon Eller
Sent: Monday, March 7, 2022 2:41 PM
To: Michelle Miller
Cc: Pamela Hare; Lisa Morgan
Subject: LR 2022-86-2 Signature Authority for Key #377498

Michelle:

The Authorization Letter dated 9/13/2021 executed by Susan A. Cusumano and John N. Karlik, as Co-Trustees of the Karlik Living Trust dated July 22, 1996, is sufficient to authorize Pulte Home Company, LLC (and its agents, Jeff Deason, LevelUp Consulting, & Hill Ward Henderson) as the representatives for a rezoning petition on Key #377498. Please add this email to the Planning file for reference.

This email closes LR 2022-86-2. Please open a sequence if you need additional legal review.

Thank you,
Shannon

SHANNON K. ELLER

Assistant County Attorney

County Attorney's Office

SEller@co.hernando.fl.us

A 20 N Main St, Suite 462, Brooksville, FL 34601-2850

P 352-754-4122 | F 352-754-4001 | www.hernandocounty.us

