

HERNAND COUNTY ZONING AMENDMENT PETITION

Application to Change a PDP Zoning Classification

Date: 9/30/02

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

APPLICANT: Mr. Tom Chapman

OCT - 9 2002

Mailing Address: 14550 58th Street North
Clearwater, FL 34620

Daytime Phone: (727) 535-6339

FAX No: (727)532-9952

REPRESENTATIVE: 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, A.I.C.P., Sr. Vice President

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):

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 herewith,

SEC 10 TWP 23S (S) RANGE 18 (E)

Size of Area Covered by Application: Master Plan - approx. 48.39 ac. of which 19.39 ac. the applicant is requesting rezoning.

Highway & Street Boundaries: Elgin Blvd. just west of Barclay Ave.

Current Zoning Classification: AG - Willis Parcel (19.39 ac.) PDP (GHC) - Chapman Parcel (29.1 ac.)

PDP Zoning Classification Desired: PDP (GC) for the approx. 19.39 ac. (Willis Parcel)

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, V.P. Coastal Engineering Associates 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 30 day of September, 2002, 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 Janet S. Hehn



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

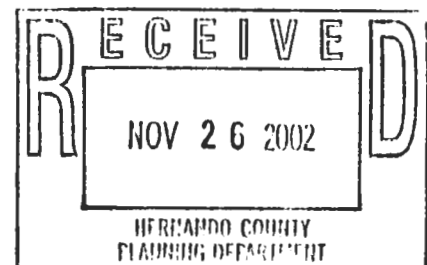
**WILLIS-CHAPMAN PROPERTY  
MASTER PLAN WITH REZONING  
PROJECT NARRATIVE**

**GENERAL DESCRIPTION**

The applicant is seeking zoning approval for approximately 19.3 acres of property located west of Barclay Avenue and north of Elgin Blvd. in Section 10, Township 23 South, Range 18 East. The subject property is currently zoned AG. The surrounding zoning consists of multifamily (PDP-MF) to the north, residential and drainage (CPDP) to the west, and commercial (PDP-GHC) to the east. The applicant, who owns the commercial property immediately to the east (29.1 acres MOL), is requesting zoning of PDP (GHC) and PDP (OP) with "personal services" as an additional use for the subject property and has submitted a master plan that includes both parcels. The commercial has been clustered closer to the intersection, with the office and personal services located around the perimeter of the property. The purpose of the submitted master plan is to combine the parcels and establish setbacks, access, buffers and a conceptual internal access drive. The master plan also allows for an access connection for the small commercial parcel to the east. The maximum building square footage on the combined commercial master plan will be 395,000 square feet.

The proposed commercial and office center would serve four major residential communities located within ½ mile of the property (Holland Spring, Silverthorn, Springwood Estates and Pristine Place). Commercial and office at this intersection would shorten the length of trips for shopping and personal services for several thousand residents, reducing the impact on the surrounding roadway network (Spring Hill Drive, Mariner Blvd.). The Comprehensive Plan identifies the intersection for commercial use and the northeast corner is the only corner with sufficient acreage available to accommodate master planned retail development.

The property subject to rezoning has been cleared and is presently consists of bahai grass pasture. The soils are very conducive to commercial and office development and no floodplain or wetlands are located on the site.



## **I. PRELIMINARY LAYOUT**

welve (12) copies of the site plan are attached.

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

No protective covenants are anticipated to be necessary.

## **III. PRELIMINARY ENGINEERING REPORT**

**A. Topography.** The 19.3 acre property elevation ranges from a high of approximately 79 feet MSL at the northwestern boundary a low of about 65 feet MSL at the southeastern corner

**B. Flood Plain.** The entire site falls in Zone C as indicated on Flood Insurance Rate Map panel number 120110 325B of the Federal Emergency Management Agency. Zone C indicates that there should be no flooding during a 500-year storm event.

### **C. Vegetation**

A limited environmental investigation was performed on the above referenced parcel on September 26, 2002 to determine vegetation communities and the presence of fauna or flora species that are federally listed or listed by the State of Florida as endangered, threatened, or species of special concern.

The parcel is improved pasture with a residence and outbuildings located along the middle of the western property edge. Vegetation consists predominantly of bahia grass (*Paspalum notatum*) and dog fennel (*Eupatorium capillifolium*). Two live oak trees with a diameter greater than 36inches are found on this parcel.

**D. Soils.** According to the Hernando County Soil Survey (U.S. Soil Conservation Service), the entire site consists of Candler fine sand which is fast-draining and conducive to development.

**E. Wildlife.** No protected species were observed on the parcel.

**IV. STATEMENT OF DEVELOPER'S INTENT WITH RESPECT TO CONSTRUCTION OF IMPROVEMENTS PRIOR TO RECORDING SUBDIVISION PLAT OR BONDING INSTRUMENTS.**

Common infrastructure improvements will be constructed or bonded prior to final platting.

**V. DEVELOPMENT SCHEDULE**

No development schedule has been established.

**VI. ADEQUATE ACCESS ANALYSIS**

Direct access to the subject property is gained from Elgin Boulevard. Via the master plan, access will also be provided from Barclay Avenue, eliminating the need to unnecessarily utilize the Barclay/Elgin intersection.

**DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED**

The proposed project is below the established DRI threshold for commercial development.

**WATER AND SEWER**

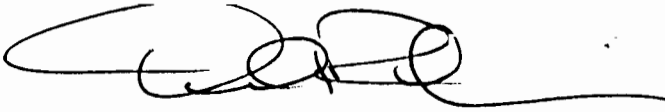
A sewer-water agreement will be negotiated with the Hernando County Utilities Department prior to commercial subdivision. HCUD has major sewer and water lines available at the Elgin/Barclay intersection and sufficient capacity in its Airport Subregional WWTP and Southwest Wellfield.

**IX. SPECIFIC DEVIATIONS FROM THE CODE BEING REQUESTED.**

None.

Report prepared by:

COASTAL ENGINEERING ASSOCIATES,

A handwritten signature in black ink, appearing to read 'D. R. Lacey', with a long horizontal line extending to the right.

Donald R. Lacey, A.I.C.P., Vice President