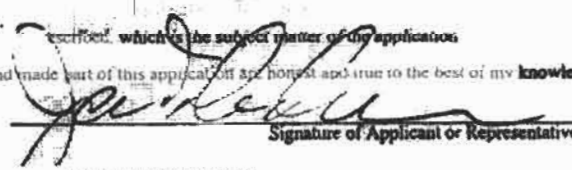
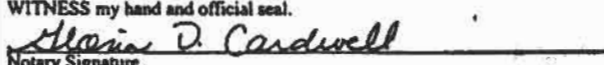


**HERNANDO COUNTY ZONING AMENDMENT PETITION**  
**Application to Change a Zoning Classification**

Date: October 9, 2002

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

<b>APPLICANT: John Slaughter</b>	
Mailing Address: 522 Harbor Dr. Indian Rocks Beach, Florida 33785	
Daytime Phone: 727-517-4158	FAX No.: 727-595-3582
<b>REPRESENTATIVE: Adams Engineering a Division of TBE Group, Inc.</b>	
Mailing Address: 20203 Cortez Blvd, Brooksville, Florida 34601	
Daytime Phone: 352-754-4551	FAX No.: 352-754-5222
<b>CONDUCT AT PUBLIC HEARINGS:</b>	
Will Expert Witness be utilized during the public hearings? <b>Yes</b>	
Please indicate how much additional time will be required during the public hearing (see instruction sheet): <b>10 min.</b>	
<b>Legal Description:</b> 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 "Property Description" <p align="right">SEC <u>35</u> TWP <u>23</u> (S) RANGE <u>17</u> (E)</p>	
Size of Area Covered by Application: <b>2.2 Acres</b>	
Highway & Street Boundaries: <b>County Line Road (CR-578) and Suncoast Blvd.</b>	
Current Zoning Classification: <b>A/R-2</b>	
Zoning Classification Desired: <b>C-2</b>	
Has a public hearing been held on this property within the past twelve months? <b>NO</b>	
<b>ACKNOWLEDGMENT</b>	
This acknowledgment must be signed in the presence of a Notary Public.	
I, <u>James F. Adams</u> , hereby state and affirm that I have read the instructions for filing this application and that:	
<input checked="" type="checkbox"/> I am the owner of the property covered under this 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	OF HERNANDO
On this the <u>10<sup>th</sup></u> day of <u>October</u> <u>2002</u> , before me, the undersigned Notary Public of the State of Florida, personally appeared <u>James F. Adams</u> 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	NOTARY SEAL & COMMISSION EXPIRATION: GLORIA D. CARDWELL NOTARY PUBLIC - STATE OF FLORIDA COMMISSION # CC867431 EXPIRES 8/30/2003 BONDED THRU ASA 1-888-NOTARY1
The individual(s) are <input checked="" type="checkbox"/> personally known to me or, _____ presented the following identification:	

**NARRATIVE DESCRIPTION AND JUSTIFICATION  
FOR  
C-2 COMMERCIAL REZONING  
OF  
SLAUGHTER 2.2 ACRE PROPERTY: (LOT #45  
OF EL PICO SUBDIVISION (UNRECORDED) LESS THE WEST 152.50 FEET LESS  
THE EAST 25 FEET AND THE SOUTH 33 FEET FOR ROAD RIGHT-OF-WAY IN  
SECTION 35, TOWNSHIP 23 SOUTH, RANGE 17 EAST  
HERNANDO COUNTY, FLORIDA)**

**PURPOSE**

The purpose of this narrative is to set forth the setting of the referenced property and justification for the requested C-2 Commercial rezoning; all in partial fulfillment of the requirements set forth in the County "Rezoning Application Package".

**PROPERTY LOCATION AND GENERAL DESCRIPTION**

The Property is located on the north side of County Line Road (C-578), in the northwest quadrant of its intersection with Suncoast Boulevard in Section 35, Township 23 South, Range 17 East. The Site lies approximately four miles east of US-19 and approximately one and one-half miles west of Mariner Boulevard. The Site is also approximately one-half miles east of Waterfall Drive, an important collector street that provides primary access to the Spring Hill Subdivision.

The Property's dimensions are 152.5 feet along the County Line Road and 627 feet running north, along the east right-of-way line of Suncoast Boulevard. See Slaughter 2.2 Acre Property Drawing.

The Subject Property is currently zoned A/R-2 "Agricultural/Residential" and is vacant and unimproved.

**TOPOGRAPHY; SOILS AND DRAINAGE**

The Property is relatively flat with surface elevation of approximately 36 feet above sea level. The Site is high and well drained. The Property is in a Zone C, "Area of Minimum Flooding" according to the Federal Emergency Management Agency's Flood Insurance Rate Map of the area. The soils of the Site are SGS Chandler Fine Sands, which are deep well-drained sands with the seasonal high water table greater than 6 feet below surface. No wetlands occur on Site.

## VEHICULAR ACCESS AND SERVICE INFRASTRUCTURE

County Line Road is a paved two-lane County roadway of rural section and open-swale drainage. The existing R-O-W width is 80 feet. County Line Road is presently classified as a Major Collector on the County's Functional Classification Map. However, transportation planning calls for the roadway to be improved to a four-lane divided roadway on the County's "2015 Functional Classification Roadway Network" map in the Comprehensive Plan. With the proposed improvements, the functional classification is interpreted to be changed to an arterial<sup>1</sup>.

The Florida Department of Transportation has completed the preparation of its *Preliminary Design and Environmental Report (1)* (PD&E) for the Roadway's four-lane improvements. The PD&E report calls a suburban roadway typical section with a curbed center medium, shoulders and a 12 foot wide bike-path on the north side – i.e. adjacent to the subject Slaughter Property. The proposed R-O-W width is 155 feet – which provides for an acquisition of 75 feet along the frontage of the Slaughter Property.

Suncoast Boulevard is a 50 foot wide R-O-W; unpaved, lime rock County road. The FDOT PD&E Report provides for a full-median cut at Suncoast Blvd. The report also calls for Suncoast Blvd. to be improved for approximately 160 feet north of the proposed relocated R-O-W line.

Currently no central water or sewer utilities serve the Property.

## SURROUNDING LAND-USE AND ZONING

The attached "Customer Zoning Map" illustrates the present zoning along County Line Road for a reach of approximately one and one-half miles east of the subject Property, to approximately one-mile west. In the immediate vicinity, the adjoining 2.2 acre tract on the west side of the Property is zoned PDP (General Commercial) which is understood to be a C-1 Commercial Zoning with a C-2 use allowed. Said western-adjacent 2.2 acre parcel is currently developed for a construction contractor business with outside storage of construction equipment.

To the east directly across Suncoast Blvd., the property (estimated 5 acres) is zoned C-2 commercial. This property is vacant and undeveloped. Property located immediately to the north is zoned A/R-2 "Agricultural/Residential District" which allows both conventional Single-family dwellings and mobile homes. The minimum lot size in A/R-2 Districts is one acre. The property immediately north of the Slaughter Property is currently undeveloped and is vacant.

Property located immediately south, across County Line Road in Pasco County, is zoned C-2 Commercial. Said property is currently vacant and unimproved.

---

<sup>1</sup> FDOT-District VIII, *Second Draft Preliminary Engineering Report-CountyLineRd (C.R.578) ProjectDevelopment and Environment Study From U.S. 19(S.R.55) to U.S. 41 (S.R.45) – July 2002*

**REQUESTED C-2 COMMERCIAL AND JUSTIFICATION**

The Owner seeks C-2 Commercial zoning to allow mini-warehouses or other C-2 uses

The Property is currently bordered on both the east and west by commercially zoned property, and commercially zoned property exists across County Line Road to the south. A commercial zoning for the property would be compatible and in conformance with the immediate surroundings. The area surrounding the Subject Property area is changing to a more suburban/urban environment and is expected to change at an accelerated pace in the future due to the completion of the Suncoast Parkway located five miles to the east; the proposed demographics of rapid growth for Hernando and Pasco Counties; and the high quality of life offered by Hernando County. The future four lanes of County Line Road is anticipated to greatly increase the traffic and demand for business establishments in the immediate area. This growth also increases the demand for C-2 uses.

The location of the Property will be on a corner and at a full median-cut location when the future four-lane County Roadway is complete. This location is superior to other locations away from such corners; more accessible to the public and the demand; and provides the best setting for C-2 uses.

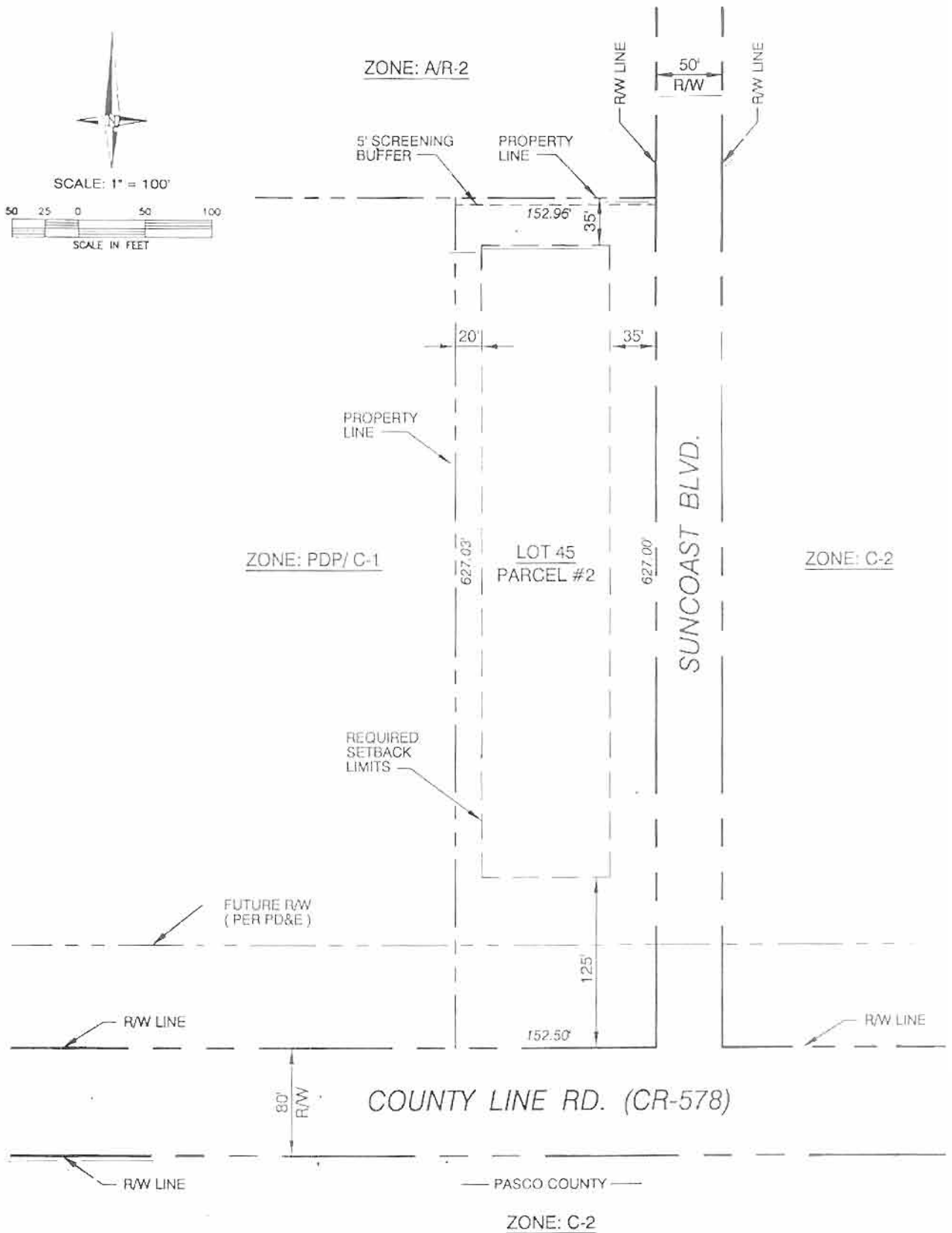
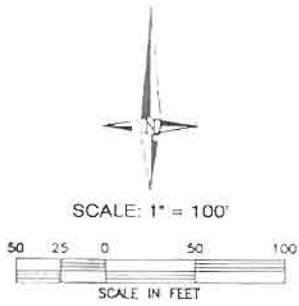
ATTACHMENT A

TO SLAUGHTER C-2 ZONING APPLICATION OF OCTOBER 14, 2002

PROPERTY DESCRIPTION

The East One-Half of the East One-Half of the Southeast One-Quarter of the Southwest One-Quarter of the Southeast One-Quarter of Section 35, Township 23 South, Range 17 East, less the East 25 feet and the South 33 feet, all lying and being situated in Hernando County, Florida.

(Also known as Lot #45 at EL PICO SUBDIVISION (Unrecorded); less the west 152.50 feet; less the east 25 feet and the south 33 feet for road Right-of-Way)



L:\00022-473-00 Slaughter\Property Drawing.dwg, Layout1, 10/09/2002 04:19:27 PM, 1:

SECT. 35, TWP. 23 S, RNG. 17 E		SCALE: AS SHOWN	FOR: JOHN & DOROTHY SLAUGHTER	DATE: 10/9/02
ADAMS ENGINEERING & DIV. OF THE GROUP, INC.		DESIGN BY: JFA	HERNANDO COUNTY	FLORIDA
CIVIL ENGINEERING - LAND PLANNERS - SURVEYORS 20203 CORTEZ BLVD. BROOKSVILLE, FL 34601		OWN. BY: ALS	<b>REZONING EXHIBIT</b>	
PHONE NO (352) 754-4551	FAX NO (352) 754-5222	CR. BY:	<b>SLAUGHTER 2.2 AC. PROPERTY DRAWING</b>	
			JOB NO: 00022-473-00	
			DWG. NO: P-02015-A	
			SHEET 1 OF 1	