

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

Date: \_\_\_\_\_

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

APPLICANT: HERNANDO COUNTY SCHOOL BOARD

Mailing Address: 919 N. Broad Street, Brooksville, Florida 34601

Daytime Phone: 352-797-7001 FAX No.: 352-797-7101

REPRESENTATIVE: KAREN O. GAFFNEY, Esquire See Exhibit 2 for Additional Representatives

Mailing Address: 221 West Main Street, Suite D, Inverness, FL 34450

Daytime Phone: 352-726-9222 FAX No.: 352-726-2124

CONDUCT AT PUBLIC HEARINGS:

Will Expert Witness be utilized during the public hearings? Yes

Please indicate how much additional time will be required during the public hearing (see instruction sheet): 30 minutes presentation  
10 minutes rebuttal

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 sheets if necessary.

See Exhibit 3 attached  
SEC \_\_\_\_\_ TWP \_\_\_\_\_ (S) RANGE \_\_\_\_\_ (E)

Size of Area Covered by Application: 41.5 acres

Highway & Street Boundaries: Deer Street/Horizon Court/Stephanie Drive

Current Zoning Classification: Residential

Zoning Classification Desired: Public Service Facility Overlay District

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, KAREN O. GAFFNEY, Esquire, 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.

Karen O. Gaffney  
Signature of Applicant or Representative

STATE OF FLORIDA COUNTY OF HERNANDO

On this the 13<sup>th</sup> day of February, before me, the undersigned Notary Public of the State of Florida, personally appeared Karen O. Gaffney 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.  
Dawn J. VonGordel  
Notary Public  
4 2003

## EXHIBIT #1

### APPLICATION TO CHANGE ZONING CLASSIFICATION TO PUBLIC SERVICE FACILITY OVERLAY DISTRICT ON BEHALF OF THE HERNANDO COUNTY SCHOOL BOARD

#### I. INTRODUCTION

In order to meet the growth needs of the Hernando County student population, as well as the growing need for additional school facilities necessitated by the recent constitutional amendment approved by the voters in November of 2002, the Hernando County School Board began the process of searching for parcels of property of sufficient size to meet the needs of a school facility as well as be appropriately located to meet growth needs and utility availability.

The Hernando County School Board painstakingly reviewed over 35 parcels of property and visited a number of them for the purpose of evaluating each parcel's suitability for utilization as a school. The factors considered by the Board were as follows:

- A. Size;
- B. Location;
- C. Availability of utilities;
- D. Availability of adequate access;
- E. Contour and configuration;
- F. Ability to handle increase traffic flow resulting from location of a school facility;
- G. Cost.

In reviewing parcels with these criteria in mind, the Hernando County School Board selected the property which is the subject of this application for utilization as a school facility. It is anticipated that the school will be a kindergarten through eighth grade facility, housing approximately 1,000 students. The school will have classroom facilities, cafeteria facilities, playground and recreational facilities as well as a bus loop and parking accommodations. An approximate sketch of the anticipated size and location of the school facility within the property will be provided by February 21, 2003, as Exhibit 4. A more detailed site plan will be available no later than, February 21, 2003. While this is only an estimate, it does provide information as to the Hernando County School Board's intended use of this property.

#### II. CURRENT ZONING AND PROPOSED ZONING

The property is currently zoned residential and consists of approximately 41.5 acres. The Hernando County School Board is requesting that the Board of County Commissioners approve the rezoning of this property from residential to Public Service Overlay Facility District.

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### III. OWNERSHIP

The property is subject to a Contract for Sale and Purchase and addendum thereto with appropriate contingencies for rezoning and other matters. A copy of such contract is attached hereto as Exhibit 5 to this application.

### IV. ADJACENT OWNERS

Attached to Petitioner's initial application as Exhibit 6 is a list of all of the owners who are within 250 feet of the property described in this application. Attached thereto as Exhibit 7 is a sketch showing all property owners that are within 250 feet of the property which is the subject of this application and attached thereto as Exhibit 8 is a copy of a drawing of the property being rezoned showing parcel dimensions, access, abutting streets, required setbacks and natural features. It is anticipated that expert witnesses will be utilized at the public hearing of this matter for the purpose of testifying as to utility availability, traffic patterns, and the impact of the proposed facility.

### V. TRAFFIC IMPACTS

Although no formal traffic impact studies have been performed as of this date, the Hernando County School Board has historically developed a number of school facilities. Traffic impacts of this proposed school are expected to be minimal inasmuch as the property is of sufficient size to absorb the primary traffic impact generated by school facilities on site. Based upon prior traffic studies for other school facilities, such as Chocachatti Elementary School and Nature Coast High School, a preliminary traffic estimate of 500 trips two (2) times per day is reasonable. Further, traffic studies and information will be available as the site is actually developed. For specific details as to access to the site and proposed traffic improvements, See Exhibit 9. A formal traffic impact study will be available, site specific to this parcel within two (2) weeks from the date hereof.

### VI. CURRENT CONDITION OF ADJACENT NATURAL RESOURCES

The current condition of adjacent natural resources and land uses relative to the subject site are residential subdivisions located to the east, west, north and south of the property. The impact on these areas will be minimal. Natural resources of the property consist of vacant relatively level property. The Seller has agreed to donate \$50,000.00 for use in developing a media center located at the school.

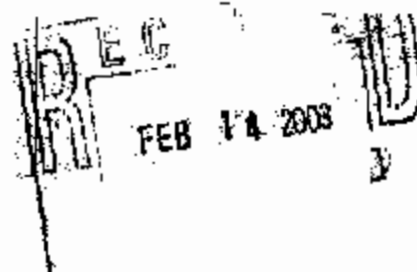
## VII UTILITIES

The property will be served by Florida Water Services as to water. See, Exhibit 10. Sewer will be served by extending central sewer services from a lift station located at Mariner Boulevard, a distance of approximately 1,000 feet.

## VIII COMPLIANCE WITH POLICY 1.011(7) OF THE HERNANDO COUNTY COMPREHENSIVE LAND USE PLAN

The proposed school site is compatible with the surrounding uses and the Hernando County Comprehensive Land Use Plan, Objective 1.011 as follows:

- a) The site is compatible with existing and projected uses of adjacent properties.
- b) The site area of the proposed location provides sufficient area to accommodate all needed utilities and support facilities and allow for adequate buffering of surrounding land uses.
- c) There will be adequate public services and facilities to support the public educational facility based on the Capital Improvement Program of the School Board and the County's Comprehensive Plan.
- d) No significant environmental constraints will preclude development of a public educational facility on the site.
- e) There will be no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by a local government as locally significant historic or archaeological resources.
- f) The proposed location is well drained and soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.
- g) The site is not in conflict with the County's Stormwater Management Plan and any watershed management plans adopted by the County, if applicable.
- h) The site is not in a velocity zone or a floodway.
- i) The site can accommodate the required parking and anticipated queuing of vehicles onsite.
- j) The site lies outside the area regulated by Section 333.03(3), F.S., regarding the construction of public educational facilities in the vicinity of an airport.



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IX. CONCLUSION

Should the Board of County of Commissioners and the Hernando County Planning and Zoning Commission approve this application, the Board anticipates closing the purchase of the property within three months of such approval.

KOG/rsb

