

HERNANDO COUNTY ZONING AMENDMENT PETITION  
Application to Change a Zoning Classification

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 sheet if necessary.

See Exhibit 3 attached

SEC \_\_\_\_\_ TWP \_\_\_\_\_ (S) RANGE \_\_\_\_\_ (E)

Size of Area Covered by Application: 80 acres

Highway & Street Boundaries: U.S. Highway 98

Current Zoning Classification: Agriculture

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.

[Signature]  
Signature of Applicant or Representative

STATE OF FLORIDA  COUNTY OF HERNANDO Citrus

On this the 1<sup>st</sup> day of January, 2003, before me, the undersigned Notary Public of the State of Florida, personally appeared Karen O. Gaffney, Esquire 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

NOTARY SEAL & COMMISSION EXPIRATION:

Tertlann Stewart  
MY COMMISSION # CC975150 EXPIRES  
November 11, 2004  
SIGNED THROUGH FAIN INSURANCE, INC.



The individual(s) are  personally known to me or,  presented the following identification: [Signature]

## 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 is attached hereto as Exhibit 4. 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 agricultural and consists of 80 acres. Anticipated future growth may provide for the construction of an additional school facility on the parcel of property as well. The Hernando County School Board is requesting that the Board of County Commissioners approve the rezoning of this property from agricultural to Public Service Overlay Facility District.

### III. OWNERSHIP

The property is subject to a Contract for Sale and Purchase 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 hereto as Exhibit 6 to this application is a list of all of the owners who are within 250 feet of the property described in this application. Attached hereto 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 hereto 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 per day is reasonable. Further, traffic studies and information will be available as the site is actually developed. Access to the site will come from U.S. Highway 98 via one northern entrance and one southern entrance. For specific details as to access to the site and proposed traffic improvements, see Exhibit 9 attached.

### VI. CURRENT CONDITION OF ADJACENT NATURAL RESOURCES

The current condition of adjacent natural resources and land uses relative to the subject site are large agricultural parcels located to the east, north and south of the property with some residential parcels located across U.S. 98 to the west of the site. The impact on these areas will be minimal. Natural resources of the property consist of vacant relatively level property with some oak vegetation in the rear. A small low area exists in the northeast corner of the site with some natural ponding. It is anticipated that this area will be utilized for an on site drainage retention area (DRA).

Application to Change Zoning Classification  
Hernando County  
Page Four.

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 with the construction of a school facility commencing approximately one year later.

KOG/ts

THE SCHOOL BOARD OF HERNANDO COUNTY, FLORIDA  
FACILITIES DEPARTMENT  
8016 MOBLEY ROAD  
BROOKSVILLE, FL 34601  
(352) 797-7050

---

## MEMORANDUM

---

**TO:** KAREN GAFFNEY

**FROM:** GRAYDON HOWE *ghowe*

FAC: 03-103

**DATE:** DECEMBER 23, 2002

**SUBJECT:** TRAFFIC CONSIDERATIONS  
**RIDGE MANOR SITE (MCKETHAN ROAD - HIGHWAY 98)**

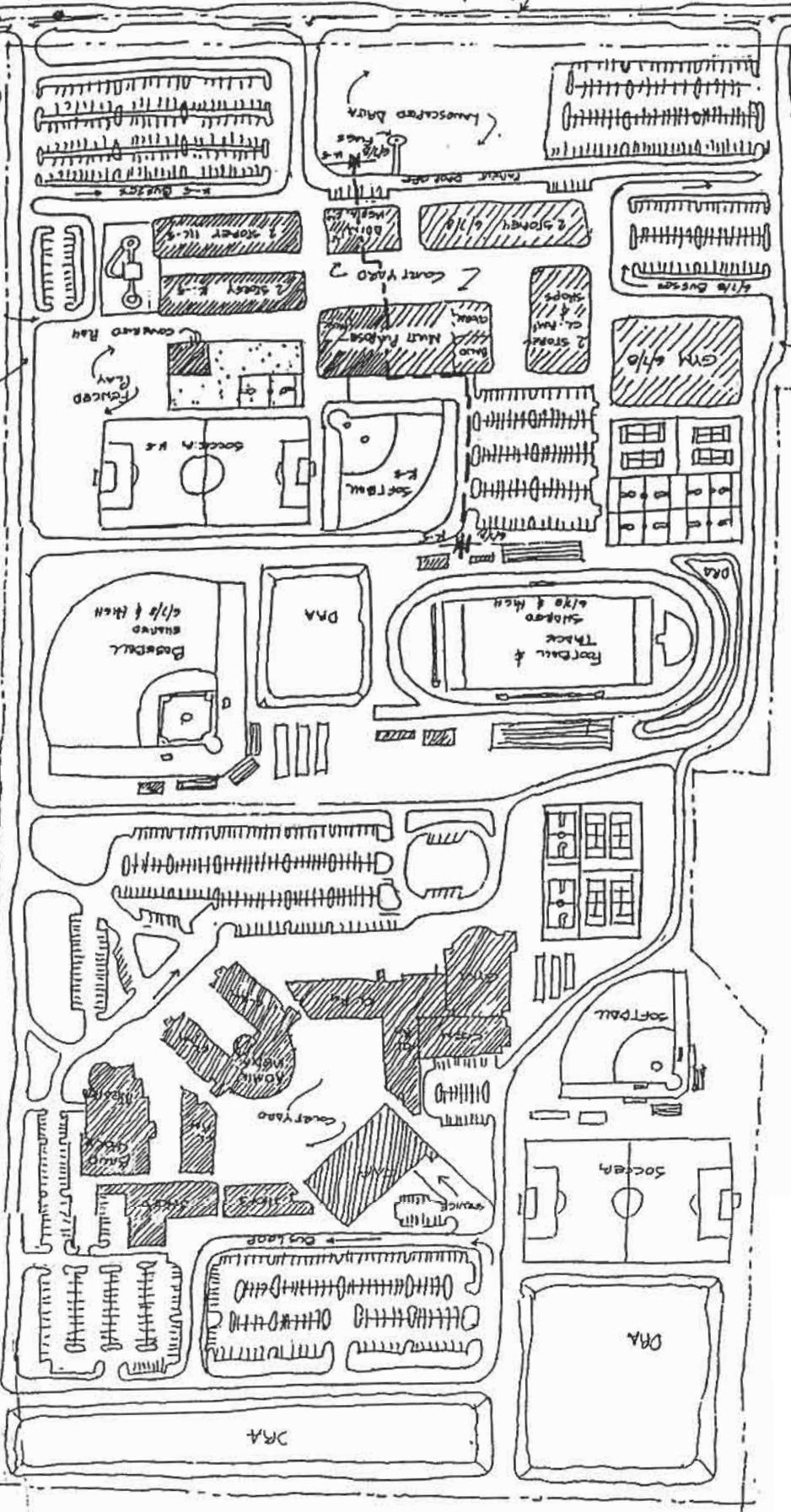
- The 80-acre site has 1,300 feet on McKethan Road. Service drives to the interior will be constructed on each of the north and south boundaries.
- A traffic light will be required at the southern service drive, which will be the main access. Turn lanes and road widening will be included at each of the three (3) drives into the site.
- The K-8 portion of the site (west side) will be the first phase of construction. The high school portion will be long into the future.
- The parent drop-off and pick-up for the K-8 will be a third drive off McKethan Road.
- The kindergarten parent drop-off and pick-up will be off the interior service road.
- The bus loop for Grades 6, 7 and 8 will be off the north access road.
- Approximately midway into the site will be a north/south drive connecting the access road at the north and south boundaries. No K-8 students will need to cross this road except to go to the high school for a function.

GRH/bb

JAN 15 2003

High School  
K-5  
6/10

CONCEPT SKETCH  
PROPOSED - K-5  
6/10  
HIGH SCHOOL  
HARRISON COUNTY SCHOOL DISTRICT  
SCALE: 1" = 100'  
DATE: DEC 19/02  
STANLEY HOWE - ARCHITECT



NORTH  
HIGH SCHOOL  
ACCESS  
SERVICE RD.

ENTRY - K-5  
HIGH SCHOOL 2

K-5 + 6/7/8  
Hwy #90

Entry - 4/5 buses  
HIGH SCHOOL

Service Road Access  
Drop Off  
Pick Up

FORCED PLAY  
COVERED PLAY

SOFTBALL  
K-5  
SOCIAL N. S.

BASEBALL  
6/7/8 & MEN  
GUARD

DRA

FOOTBALL & TRACK  
6/7/8 & MEN  
SHOPS

GYM 6/7/8  
2 STORES  
CL. RM.  
STOPS

6/7/8 BUSES

2 STORES  
6/7/8

2 STORES  
6/7/8

2 STORES  
6/7/8

2 STORES  
6/7/8

2 STORES  
6/7/8

2 STORES  
6/7/8

2 STORES  
6/7/8

2 STORES  
6/7/8

2 STORES  
6/7/8

2 STORES  
6/7/8

2 STORES  
6/7/8

2 STORES  
6/7/8

2 STORES  
6/7/8

2 STORES  
6/7/8

2 STORES  
6/7/8

2 STORES  
6/7/8

2 STORES  
6/7/8

2 STORES  
6/7/8