

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

Date: March 21, 2003

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

APPLICANT: SNC Sonic Drive-In Hernando #1, LLC

Mailing Address: 106 Byrsonima Circle

Homosassa, FL 34446

Daytime Phone: (352) 382-7550

FAX No:

REPRESENTATIVE: Donald R. Lacey, A.I.C.P., Vice President, 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, Coastal Engineering Associates, Inc.

Will Expert Witness be utilized during the public hearings?

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.

Tract C, Regency Oaks Commercial, plat book 29, pages 22 and 23, Hernando County, Florida

SEC 10 TWP 23 (S) RANGE 17 (E)

Size of Area Covered by Application 0.79 acres

Highway & Street Boundaries: Exultant Drive and U.S. Highway 19

Current Zoning Classification: CPDP (GC)

PDP Zoning Classification Desired: Requesting the addition of C2 use for Drive-In Restaurants of this parcel

Has a public hearing been held on this property within the past twelve months? No.

ACKNOWLEDGEMENT

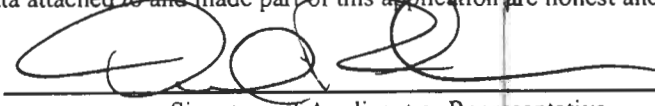
This acknowledgement must be signed in the presence of a Notary Public.

I, Donald R. Lacey, A.I.C.P., Vice President, Coastal Engineering Associates, Inc., 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.

Authorized

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.



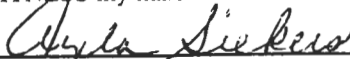
Signature of Applicant or Representative

STATE OF Florida COUNTY OF Hernando

On this the 24th day of March, 2003, before me, the undersigned Notary Public of the State of Florida

personally appeared Donald R. Lacey, A.I.C.P., Coastal Engineering Associates, Inc. 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.

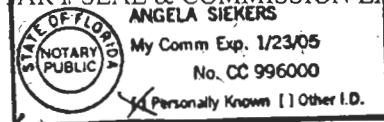


Notary Signature

Personally Known to Me Presented the following Identification:

Did take an oath; or DID NOT take an oath

NOTARY SEAL & COMMISSION EXPIRATION:



NARRATIVE
REGENCY OAKS COMMERCIAL, TRACT C
MASTER PLAN REVISION

Narrative

The applicant is proposing to construct a Sonic Drive-In Restaurant on Tract C, Regency Oaks Commercial, as recorded in Plat Book 29, pages 22 and 23, Hernando County, Florida. It is 0.79 acres in area. The zoning on said Tract C is C/PDP (GHC). The applicant is requesting the addition of the C2 use "Drive-In Restaurant" to the C/PDP (GHC) zoning on Tract C. The surrounding Zoning is C/PDP (GHC) on the north, south, and west sides of said tract. The applicant is also requesting removal of the landscaping island requirement. Because of the nature/operation of a "drive-in" restaurant, uninterrupted parking is necessary.

The proposed tract has restaurants located on adjacent parcels to the north and south. The addition of a drive-in restaurant will not impact the surrounding area to any greater extent than other types of fast food restaurants.

The building setbacks are as follows: 20' on the side; 125' from U.S. Highway 19; and 35' from Exultant Drive.

The following variations are requested from County standards:

- 1 Allow the canopies over the parking stalls to be within the 125 foot front setback from US 19 (approximately 75 feet at closest point).
2. Allow all landscaping to be around the perimeters of the parking area, since internal landscape islands are not compatible with the overhead canopies.

I. PRELIMINARY LAYOUT

Twelve (12) copies of the proposed Master Plan revision are attached.

II. DRAFT OF PROTECTIVE COVENANTS

Protective covenants are in place for the Regency Oaks Commercial plat.

III. PRELIMINARY ENGINEERING REPORT

A. Topography. Low of 24' msl. near U.S. 19 and high of 30' msl. near Exultant Drive.

B. Flood Plain. According to FEMA FIRM Community Panel 120110 0280B, the area is not within the 100 year flood plain.

C. Soils. USDA Soil Survey of Hernando County indicates Candler fine sand, a soil very conducive to development.

D. Vegetation. The site consists of scrub oak and grasses normal to the xeric habitat. None of them fall into the specimen or majestic classification.

IV. DEVELOPMENT SCHEDULE

The applicant intends to start construction in June, 2003

V. ADEQUATE ACCESS ANALYSIS

Access to the property is gained from Exultant Drive.

VI. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed project is below all applicable DRI thresholds.

VII. WATER AND SEWER

The Hernando County Utility Department will provide water and sewer to this site.

COASTAL ENGINEERING ASSOCIATES, INC.

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

DONALD R. LACEY, AICP
Senior Vice President,
Coastal Engineering Associates, Inc.

