

HERNANDO COUNTY ZONING AMENDMENT PETITION
Application to Change a Zoning Classification

Date: February 5, 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: McMullen Booth Road Partnership

Mailing Address: 11036 Spring Hill Drive
Spring Hill, FL 34608

Daytime Phone: (352) 686-0481 FAX No.: (352) 688-4460

REPRESENTATIVE: Civil-Tech Consulting Engineers, Inc.

Mailing Address: P.O. Box 655
Brooksville, FL 34605

Daytime Phone: (352) 796-6319 FAX No.: (352) 799-9203

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):

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.
R34-423-18-0000-0160-0000

SEC 34 TWP 23 S RANGE 18 E

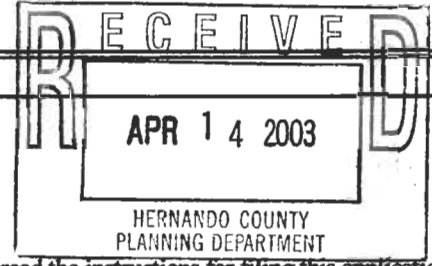
Size of Area Covered by Application: 33.4 acre +/-

Highway & Street Boundaries: County Line Road and Anderson Snow Road

Current Zoning Classification: R1C and C-1

Zoning Classification Desired: PDP, GHC

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, Alan K. Garman, 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.

Alan K. Garman
Signature of Applicant or Representative

STATE OF FLORIDA _____ COUNTY OF HERNANDO _____

On this the 14 day of April, 2003, before me, the undersigned Notary Public of the State of Florida, personally appeared _____ 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.
Mary E Wisniewski
Notary Signature

NOTARY SEAL & COMMISSION EXPIRATION:
Mary E Wisniewski
My Commission DD100783
Expires March 17 2006

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

LEGAL DESCRIPTION
OF
A PARCEL OF LAND
CONSIDERED FOR RE-ZONING
FOR
BUILDERS CONSULTING & DESIGN CORP. &
McMULLEN BOOTH PARTNERS

A parcel of land being situate in Section 34, Township 23 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

Commence at the S1/4 corner of said section , thence run N89°45'21"W a distance of 555.12 feet; thence leaving the south line of said section run N00°11'49"E a distance of 40 feet; thence continue N00°11'49"E a distance of 25.78 feet; thence run S89°48'11"E a distance of 42.97 feet to the POINT OF BEGINNING; run continue S89°48'11"E a distance of 63.84 feet to the PC of a curve to the left, said curve having a central angle of 05°22'06" and radius of 1080.92 feet; thence run along the arc of said curve a distance of 101.28 feet to the PT; thence run N84°49'43"E a distance of 827.07 feet to the PC of a curve to the right, said curve having a central angle of 05°22'06" and radius of 4076.74 feet; thence run along the arc of said curve a distance of 381.97 feet to the PT; thence run S89°48'11"E a distance of 324.60 feet to the Westerly right-of-way of Anderson Snow Road as it now exists; thence run N00°15'26"E along said Westerly right-of-way a distance of 800.00 feet; thence leaving said Westerly right-of-way run thence S89°45'08"W a distance of 1336.14 feet; the the PC of a curve to the right, said curve having a central angle of 19°37'53" and radius of 600.00 feet; thence run along the arc of said curve a distance of 205.58 feet to the PT; thence run N70°36'58"W a distance of 176.11 feet to a point on the Easterly right-of-way of a proposed street; said point being on a curve concave to the East comprised of the following elements: a central angle of 19°26'57" and radius of 590.00 feet, and a chord which bears S09°39'33"W for a distance of 199.32 feet; thence run along the arc of said curve a distance of 200.28 feet to the PT, said PT being on the Easterly right-of-way of the proposed street; thence run S00°03'55"E along said proposed easterly right-of-way a distance of 784.17 feet to the POINT OF BEGINNING.

This parcel contains 33.40 acres more or less.

**ENGINEER'S NARRATIVE
FOR
ANDERSON CENTRE
(A proposed commercial development)**

Location: This petition is for a 33.40 acre parcel at the Northwest intersection of Anderson Snow Road, and County Line Road. It is part of a larger parcel owned by McMullen Booth Partners, the surrounding land owner.

Existing Zoning: The parcel is presently zoned R1-C, and C-1. County records indicate that eleven (11) acres are presently zoned C-1 at this intersection.

Proposed Zoning: The buyer is interested in developing a commercial center at this intersection. We are asking for a planned development project with C-1 uses.

Soils: According to the Soils Conservation Service soils manual for Hernando County, the native soil is Candler fine sand. Candler fine sand is indicative of the soils found in the Spring Hill area. This soil is suitable for development.

Wetlands/ Environmental: There are no wetlands on this site. The area however is sensitive to the gopher tortoise habitat. During the development process, the developer will be required to contract with an environmental consultant to assess the mitigation for such.

Drainage Considerations: The area is considered a closed basin. The general contour of the land indicates that runoff is primarily routed to the North upon land owned by the seller. Areas have been set aside to capture and treat runoff quality for the first one half inch of runoff while retaining the 100 year- 24 hour event on-site. The two parties may upon further negotiation arrange for common retention areas beneficial to each. Recovery will be through percolation.

Access: The property is accessed presently from both Anderson Snow Road and County Line. The Owner's of the property plan to develop an entrance into their property at some future date along the West side of the subject property. This entrance is not a part of this zoning, but will be a part of the intended construction when the centre is developed. A reverse frontage road has been planned throughout the project. A major entrance to the centre is proposed to connect to County Line and the frontage road. Two additional shared driveways for the out-parcels are requested as well. Two connections are requested on Anderson Snow Road, one for the frontage road, and one additional to the North to afford truck traffic to the back of the centre. Two connections are also proposed for the West side to the privately owned, proposed roadway.

Utilities: The petitioner is contacting FWS for a letter for commitment of service. However, with the water pressure problems noted in the area, it is very doubtful that FWS can serve this project. It is our understanding that there is a proposed agreement between FWS, Hernando County, and Jireh to extend the County's water service South along Anderson Snow Road, then Westerly along County Line to provide an interconnect of the County's and FWS systems. This project would connect to such an interconnect if available. If not available, this project would be willing to connect to County water available in Anderson Snow Road.

PROPOSED LAND USAGE

Parcel	Acres	Usage	Parking Spots
Out Parcel 1	1.33	Office	15
Out Parcel 2	3.00	Office	35
Out Parcel 3	1.80	Office	20
Out Parcel 4	1.80	Office	20
Out Parcel 5	1.80	Office	20
Out Parcel 6	1.80	Office	20
Anchor Parcel	18.88	Office	200
Total	33.40	Office	340



TOTAL ACREAGE = 33.40 AC.
 EXISTING C-1 ZONING = 11 AC. M.O.L.
 PROPOSED C-1 ZONING = 22.4 AC.

