

HERNANDO COUNTY ZONING AMENDMENT PETITION

Application to Change a PDP Zoning Classification

Date: 5/7/03

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

APPLICANT: Flagstone Pavers, Inc.

Mailing Address: 9070 Old Cobb Road
Brooksville, FL 34601

Daytime Phone: (352) 799-7933

FAX No: (352) 799-6844

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

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

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.

W 1/2 of the E1/2 of the SE 1/4 of the NE 1/4 of Section 20, Township 22 South, Range 19 East, Hernando County, FL

SEC 20 TWP 22 (S) RANGE 19 (E)

Size of Area Covered by Application: Approx. 10 acres

Highway & Street Boundaries: Old Cobb Rd. is to the west of the subject parcel.

Current Zoning Classification: AR-2

PDP Zoning Classification Desired: PDP (LI)

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, 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 authorized 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 of Applicant or Representative

STATE OF FLORIDA COUNTY OF HERNANDO

On this the 7 day of MAY, 2003, before me, the undersigned Notary Public of the State of FLORIDA personally appeared Donald R. Lacey 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 SEAL & COMMISSION EXPIRATION:

Notary Signature



- Personally Known to Me Presented the following Identification:
Did take an oath; or DID NOT take an oath

# FLAGSTONE PAVERS REZONING APPLICATION NARRATIVE

## GENERAL DESCRIPTION

The subject 10 ± acre project site is located on the north side of Ft. Dade Avenue, approximately 1/8<sup>th</sup> mile east of Cobb Road (C.R. 485) in Section 20, Township 22 South, Range 19 East, Hernando County. (See Exhibit A) The property is currently zoned AR-2. The surrounding zoning ranges from: PDP Light Industrial (LI) to the west; agricultural on the north; AR-2 on the east; and C-2 on the southwest. The applicant owns and operates a finished cement products operation on the PDP (LI) parcel to the west. They are requesting that the subject property be rezoned to PDP (LI) with a special exception for outdoor storage.

The subject parcel is vacant land. A drainage ditch crosses the parcel from east to west, slightly north of Fort Dade Ave.

It is the intent of the applicant to expand their adjacent business. The subject site will be utilized for outdoor storage of the finished cement products, and for drainage retention of all stormwater. All buildings, operational activities and loading will continue to take place on the original parcel. A small increase in the operation is anticipated, however, the primary need is for product storage. The client anticipates fencing the property and will provide a natural buffer (30 feet wide) along the perimeter of the parcel excluding the area on the west side that is adjacent to the parcel containing the existing business. Existing trees will be retained where possible on the site. These standards are consistent with the conditions of approval on the existing site.

Access to the site will be provided from Cobb Road, a designated truck route designed for this type of industrial use, via the existing entrance. No access to Ft. Dade Boulevard is proposed, nor is any disturbance of the property between Fort Dade Ave. and the ditch.

The proposed land use is consistent with the Hernando County Comprehensive Plan Future Land Use Map, which designates the area for Industrial.

## PROPOSED SITE PLAN

Twelve (21) copies of the drawing are enclosed

## II. PRELIMINARY ENGINEERING REPORT

- A. TOPOGRAPHY – Elevations range from 96 to 102 feet MSL, with the natural drainage flow to the southeast corner of the property.

B. FLOOD PLAIN

The Flood Rate Insurance Maps, Community Panel 120110 0175B, April 17, 1984, indicates that the project site is located in Zone C. Zone C is defined as areas of minimal flooding.

C. SOILS

Micanopy loamy fine sand is the soil type found on the majority of the project site with a small area containing Flemington fine sandy loam according to the Soil Survey for Hernando County. These soil types are poorly drained.

C. VEGETATION – The site is a typical mesic hammock dominated by oak, hickory, and other various hardwood species.

D. DRAINAGE – Natural drainage flow is to the southeast, where a drainage retention area is proposed on the north side of the existing ditch.

IV. LIST OF PLANNED PUBLIC IMPROVEMENTS

No public improvements are proposed as part of this application.

ADEQUATE ACCESS ANALYSIS

Access to the property will be gained from Cobb Road (C.R. 485) via the existing business on the adjacent parcel..

DEVELOPMENT OF REGIONAL IMPACT STATEMENT, IF REQUIRED

The project is well below DRI thresholds for industrial development.

XI. WATER SUPPLY AND SEWAGE DISPOSAL PLANS

Nothing is anticipated on the subject property that will require public water supply or sewage disposal.

Report Prepared by

COASTAL ENGINEERING ASSOCIATES, INC



DONALD R. LACEY, A.I.C.P.  
Vice President

5/7/03

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