

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

Date: July 9, 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: Peter DeNunzio

Mailing Address: 3060 Alt. US 19
Palm Harbor, FL 34683

Daytime Phone: _____ FAX No: _____

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

Will Expert Witness be utilized during the public hearings? no

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.

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

Size of Area Covered by Application: Approx. 7.5 acres

Highway & Street Boundaries: Exultant Drive

Current Zoning Classification: CPDP

PDP Zoning Classification Desired: Additional use of ministorage w/ outdoor storage

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

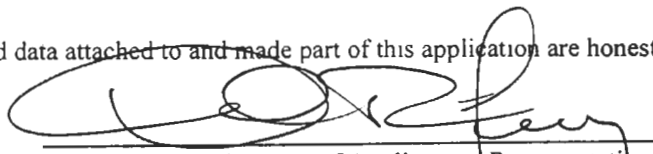
ACKNOWLEDGEMENT

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 ^{Authorized} 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 of Applicant or Representative

STATE OF Florida COUNTY OF Hernando

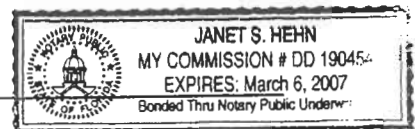
On this the 9 day of July, 2003, before me, the undersigned Notary Public of the State of Florida personally appeared Donald R. Lacey and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

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



Hernando Square Mini Storage Conditional Plat /Rezoning Narrative

GENERAL DESCRIPTION:

The proposed project consists of 7 ± acres located in Section 10, Township 23 South, Range 17 East (parcel key nos. 01401094 and 00176026) that fronts Exultant Drive and is west of U.S. Highway 19. The great majority of the property lies west of Exultant Drive behind the Outback Restaurant and is already platted as part of the Hernando Square commercial subdivision. The small parcel of property lying between Exultant and US 19 is a remnant of the old 1920's Berkeley Townsite subdivision.

The property is very conducive for development, with Candler fine sand soils and existing infrastructure (sewer, water, drainage). An eight foot high wall has already been constructed between the parcel and the adjacent Regency Oaks subdivision to the west.

The property west of Exultant is designated as CPDP (GHC). The applicant is requesting a similar CPDP (GHC) zoning for the small parcel east of Exultant and an additional use for mini warehouses with related outdoor storage (recreation vehicles & boats) for the entire project. The applicant, who has considerable experience in developing and operating quality mini-warehouse complexes in west central Florida, intends to place his office and major signage on the smaller parcel (3D), with the mini-warehouse and outdoor storage complex to the west (3C). Two outparcels (3A & 3B) are being created along Exultant for future commercial use. The applicant may also construct sufficient parking places on the eastern parcel (3D) to allow additional parking for the adjacent Outback Restaurant, with appropriate agreement.

The attached conditional plat indicates the location of each use area and the approximate points of access. For the purpose of efficiency, the fenced mini-warehouse complex will have a designated entrance and exit, with the entrance being across from the office (located on the eastern parcel). A significant building setback (50 feet) is being maintained along the western and northern boundaries of the major parcel, where it lies adjacent to residentially designated areas. The location of mini-warehouses (and RV/boat storage) on this parcel is preferable to other commercial uses in that it is much quieter and virtually all activity occurs during the daytime hours. The lighting will be placed on the buildings and configured in such a way as not to shine toward the residential areas. The applicant intends to construct a high quality facility. The traffic generated by mini-warehouses is a small fraction of that of any other commercial use, minimizing the expected impact on the Exultant/Breakwater intersection ¼ mile to the south.

- The current zoning for this property is CPDP (GHC) west of Exultant and CPDP east of Exultant.
- Surrounding zoning consists CPDP (GHC) to the east and south, CPDP (SF) to the west and Residential to the north.

Hernando Co. Future Land Use Map indicates that this property is within a commercial designation.

- Setbacks vary depending upon location and other factors. They are indicated on the conditional plat.

I. PRELIMINARY LAYOUT

Sixteen (16) copies of the proposed Conditional/Master Plan are attached.

II. DRAFT OF PROTECTIVE COVENANTS

These will be in place prior to the platting of the property.

III. PRELIMINARY ENGINEERING REPORT

A. Topography.

The topography ranges from 40' in the center to 30' on the northeast and 20' on the southwest.

B. Flood Plain.

The project lies within Zone C according to FIRM Community-Panel 120110 0280B, indicating that no flooding is anticipated during the 100 year storm event.

C. Soils.

The project consists entirely of Candler fine sand. This soil type consists of nearly level to sloping, excessively drained, sandy soil.

D. Vegetation.

The southern portion of the site retains the natural xeric habitat, with a scattering of slash pine and scrub oaks. The northern portion of the parcel was cleared to accept soil from the adjacent drainage retention area. It has been graded and has emergent grasses. No listed species were observed during the site visit, other than some gopher tortoise activity.

IV. STATEMENT OF DEVELOPER'S INTENT WITH RESPECT TO CONSTRUCTION OF IMPROVEMENTS PRIOR TO RECORDING SUBDIVISION PLAT OR BONDING INSTRUMENTS.

Infrastructure improvements will be constructed or bonded prior to final platting.

V. DEVELOPMENT SCHEDULE

Development is anticipated to begin in 2004.

VI ADEQUATE ACCESS ANALYSIS

Access to the property will be gained from Exultant Drive.

VII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed project is below commercial DRI thresholds.

VIII. WATER AND SEWER

The property is served by Hernando County utilities (Berkeley Manor WWTP) via an existing sewer-water agreement.

IX. DRAINAGE

The drainage retention areas for Hernando Square Plaza were permitted and constructed as part of earlier phases of the project. This proposed project will utilize those retention areas.

X. VARIATIONS FROM STANDARDS BEING REQUESTED

A. Due to the limited size of the parcel to the east of Exultant and the desire to maintain a 75 foot building setback from US 19, the following building setbacks are proposed for that parcel:

- From US 19 - 75 feet
- From Exultant Drive - 10 feet
- Side Setback - 10 feet

These setbacks should allow for a relatively small (30' x 40') two story office and manager building.

B. Signage for the mini-warehouse complex (except for directional signage) will be located on the eastern parcel, where the office is located. A free standing sign of less than 150 square feet is proposed along with signage that will be located on the office building itself.

COASTAL ENGINEERING ASSOCIATES, INC.



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

