

HERNANDO COUNTY SPECIAL EXCEPTION USE PERMIT PETITION  
Application for Public Hearing

Date: June 23, 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: <b>Joseph Roberts and Louise Roberts</b>	
Mailing Address: <b>6332 India Drive, Spring Hill, FL 34608</b>	
Daytime Phone: <b>see representative</b>	FAX No.:
REPRESENTATIVE: <b>Darryl W. Johnston, Esquire and firm of Johnston &amp; Sasser, PA</b>	
Mailing Address: <b>P. O. Box 997, Brooksville, FL 34605</b>	
Daytime Phone: <b>352-796-5123</b>	FAX No.: <b>352-799-3187</b>
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. <p style="text-align: center;"><b>see attached</b></p>	
SEC _____ TWP _____ (S) RANGE _____ (E)	
Size of Area Covered by Application: <b>1.265 acres</b>	
Highway & Street Boundaries: <b>Jackson Street and Jacqueline Road (North)</b>	
Current Zoning Classification: <b>C 2</b>	
Special Exception Requested: <b>Article IV Section 3 C (2) (b), (c) and (d)</b>	
Has a public hearing been held on this property within the past twelve months? <b>No</b>	

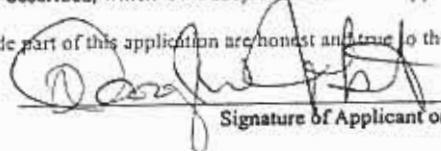
ACKNOWLEDGMENT

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

I, Darryl W. Johnston, 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 of Applicant or Representative

STATE OF FLORIDA \_\_\_\_\_

COUNTY OF HERNANDO \_\_\_\_\_

On this the 11 day of June, 2003, before me, the undersigned Notary Public of the State of Florida, personally appeared Darryl W. Johnston 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.

Brenda S Joergens  
Notary Signature



Brenda S. Joergens  
MY COMMISSION # DD197001 EXPIRES  
April 14, 2007  
BONDED THRU TROY FAIR INSURANCE, INC.

NOTARY SEAL & COMMISSION  
EXPIRATION: \_\_\_\_\_

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

Exhibit A

Lot 12, Block "A", POTTERFIELD GARDEN ACRES, as per plat thereof recorded in Plat Book 5, Page 20, Public Records of Hernando County, Florida., Less N 15 feet as shown in O.R. 854, Page 814.

And

Lot 13, Block "A", POTTERFIELD GARDEN ACRES, as per plat thereof recorded in Plat Book 5, Page 20, Public Records of Hernando County, Florida, LESS existing rights of way and LESS the North 15 feet thereof as taken in Official Record Book 565, Pages 1707 and LESS 15 x 22 feet Storm Drainage Easement being the North 37.00 feet of the West 65.00 feet LESS the North 37.00 feet of the West 50.00 feet TOGETHER with that portion of Grant Street vacated in Official Record Book 693, Page 574, as recorded in the Public Records of Hernando County, Florida.

## NARRATIVE

Mr. and Mrs. Joseph Roberts have owned the subject property since August of 2000. The property is zoned C-2 and is currently improved with two one story steel buildings of 7,500 square feet each. The buildings are divided into units and are leased to tenants. Several of the surrounding properties are zoned C-4, and there is a demand for lease space that can be utilized for the special exception uses requested. The Roberts would like to obtain the special exception to add the additional uses and avoid a rezoning of this small parcel.

The Roberts are requesting approval of the special exceptions uses in Article IV, §3C(2)(b), (c) and (d) of the Hernando County Code. Those uses are: light wholesale and storage establishments, heavy building material establishments, and welding shops, respectively. These requested special exception uses are consistent with the uses on surrounding properties and will not detract in anyway from the neighborhood.

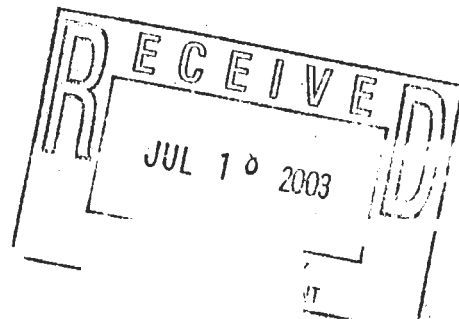
## SUPPLEMENTAL NARRATIVE

The purpose of this supplemental narrative is to provide information of how the proposed special exception uses will be compatible with the surrounding land uses and to specifically respond to the request for information dated July 15 from Christopher M. Mettler.

The Roberts' property is bordered on the south, east and west by property which is zoned C-4. The Roberts' petition seeks to add the three special exception uses identified in the application because there is a demand by prospective tenants for that type of lease space.

Those special exception uses are: light wholesale and storage establishments, heavy building material establishments, and welding shops, and those uses are consistent with the surrounding C-4 zoning.

The location of the tenant spaces will not be changed, but the type of tenant business located on the premises may change and be consistent with the proposed special exception uses. The hours of operation will not be changed. There is no anticipation of any increase in employee or traffic generation. All the applicants seek to do with his property is continue leasing it to appropriate business tenants, except the Roberts would like to add the special exception uses to make their property more consistent with their surrounding neighbors.



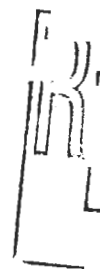
## AMENDED SUPPLEMENTAL NARRATIVE

The purpose of this supplemental narrative is to provide information of how the proposed special exception uses will be compatible with the surrounding land uses and to specifically respond to the request for information dated July 15 from Christopher M. Mettler.

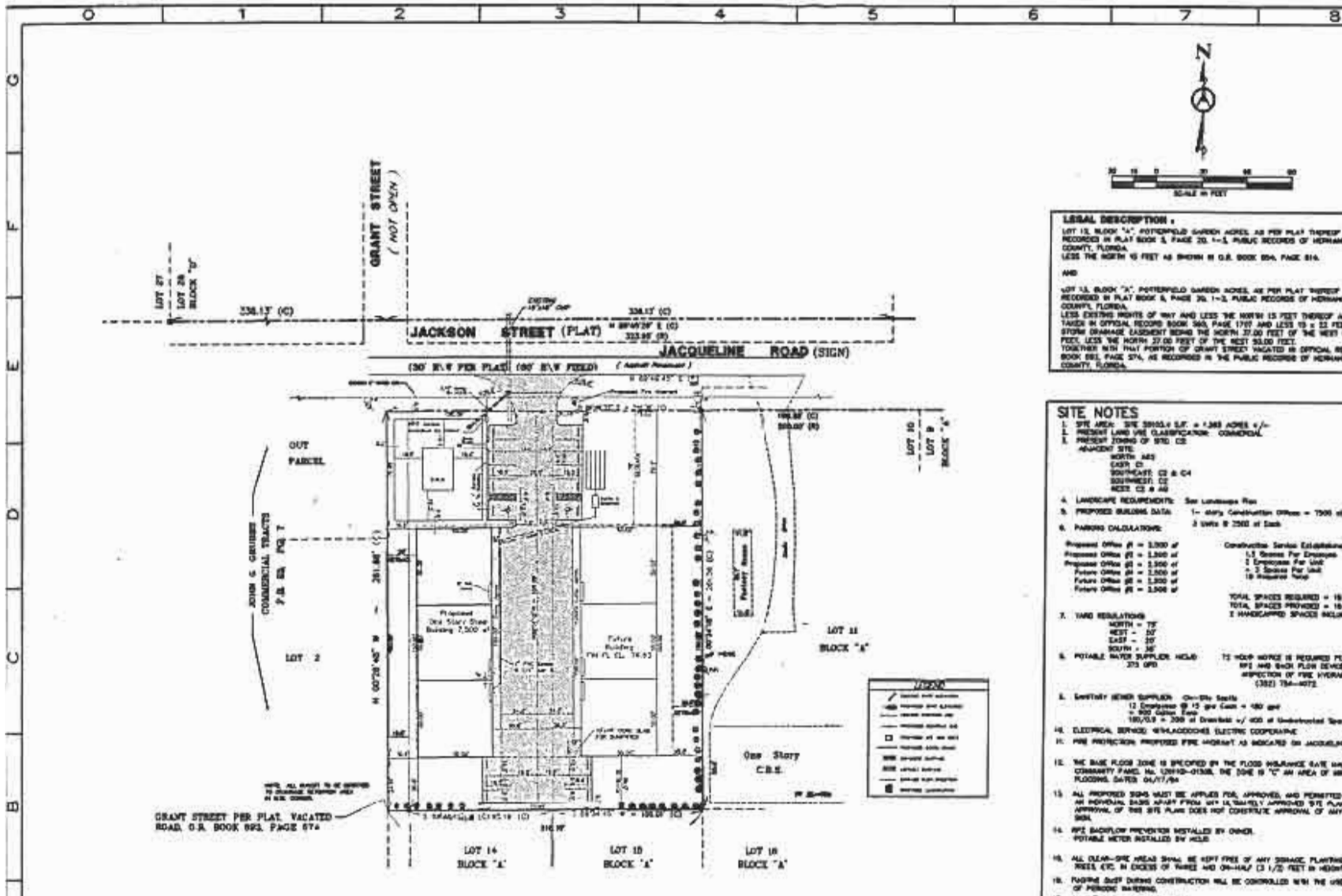
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JUL 18 2003



**LEGAL DESCRIPTION**

LOT 15, BLOCK "A", POTTERFIELD GARDEN ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 20, 1-3, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS THE NORTH 15 FEET AS SHOWN IN O.R. BOOK 804, PAGE 814.

AND

LOT 15, BLOCK "A", POTTERFIELD GARDEN ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 20, 1-3, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS EXISTING RIGHTS OF WAY AND LESS THE NORTH 15 FEET THEREOF AS TAKEN IN OFFICIAL RECORDS BOOK 365, PAGE 1707 AND LESS 15 x 22 FEET STORM DRAINAGE EASEMENT BENEATH THE NORTH 27.00 FEET OF THE WEST 65.00 FEET, LESS THE NORTH 27.00 FEET OF THE WEST 33.00 FEET, TOGETHER WITH THAT PORTION OF GRANT STREET VACATED IN OFFICIAL RECORDS BOOK 881, PAGE 374, AS RECORDED IN THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

- SITE NOTES**
1. SITE AREA: 576 SQUARLY FT. = 1.326 ACRES +/-
  2. PRESENT LAND USE CLASSIFICATION: COMMERCIAL
  3. PRESENT ZONING OF SITE: C2
  4. LANDSCAPE REQUIREMENTS: See Landscape Plan
  5. PROPOSED BUILDING DATA: 1- store Construction Office = 7500 sq ft
  6. PARKING CALCULATIONS: 2 cars @ 2500 sq ft
  7. TRAFFIC REGULATIONS: NORTH - 75', WEST - 30', EAST - 30', SOUTH - 30'
  8. POTABLE WATER SUPPLY: 375 GPD
  9. SANITARY WASTE SUPPLY: On-site Septic 12 Employees @ 15 gal each = 180 gal 200 Gallons Daily 180 GPD x 200 = 36,000 of Disinfectant w/ 400 of Underdrain Screen
  10. ELECTRICAL SERVICE: W/ADDITIONAL ELECTRIC COOPERATIVE
  11. FIRE PROTECTION: PROPOSED FIRE HYDRANT AS SHOWN ON JACQUELINE ROAD
  12. FIRE HYDRANT: 12 HOSE WORK IS REQUIRED FOR 80% AND EACH FLOW DEVICE & INSPECTION BY FIRE HYDRANT (332) 754-4072
  13. THE BASE FLOOR ELEVATION IS SPECIFIED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY FLOOD MAP, 13018D-010A, THE DATE IS "C" AN AREA OF SPECIAL FLOODING, DATED 04/17/74
  14. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED BY AN INDIVIDUAL SEPARATE FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGN.
  15. ALL PROPOSED SIGNS MUST BE APPLIED FOR, APPROVED, AND PERMITTED BY AN INDIVIDUAL SEPARATE FROM ANY ULTIMATELY APPROVED SITE PLAN. APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY SIGN.
  16. A BACKFLOW PREVENTER INSTALLED BY OWNER. POTABLE WATER INSTALLED BY OWNER.
  17. ALL CLEAR-ANCE AREAS SHALL BE KEPT FREE OF ANY DRAINAGE, PLANTING, TREES, ETC. IN EXCESS OF THREE AND ONE-HALF (3 1/2) FEET IN HEIGHT.
  18. PAVING DURING CONSTRUCTION SHALL BE CONTROLLED WITH THE USE OF PERIODIC WATERING.
  19. ON SITE BURNING IS PROHIBITED.
  20. ALL DISTURBED SOIL OF ANY SHALL BE REVEGED
  21. HERNANDO COUNTY PUBLIC WORKS SHALL BE CONTACTED 24 HOURS PRIOR TO COMMENCED WORK IN THE RIGHT OF WAY AND MADE TO PARKING AND SIGNING. (754-4082)
  22. IN THE EVENT ACTIVE COPPER TONNAGE IMPROVEMENTS ARE LOCATED ON THE SITE, CONTACT THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (352) 754-8770

**JOE ROBERTS  
SITE PLAN**

**CIVIL-TECH CONSULTING ENGINEERS, INC.**  
 12 South  
 Jacksonville, FL 32209  
 (904) 799-8379  
 Fax: (904) 799-8303  
 Registration # EB-0007749



DESIGNED BY	JMR
CHECKED BY	JMR
DATE	05/05/98
SCALE	AS SHOWN
SHEET NO.	11
TOTAL SHEETS	2014
SHEET NO.	1 of 4

REVISION	NO.	DATE	BY	CHKD.