

HERNANDO COUNTY SPECIAL EXCEPTION USE PERMIT PETITION

Application for Public Hearing

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: Queen of All Saints Chapel, Bishop Donald Sanborn

Mailing Address: 2850 Parent
Warren, MI 48092

Daytime Phone: 586-558-3292

FAX No.:

REPRESENTATIVE: Civil-Tech Consulting Engineers, Inc.

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

Daytime Phone: 586-558-3292

FAX No.:

Public Contact Person: Alan K. Garman

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 20 0000 0170 0000

SEC. 34 TWP 23 (S) RANGE 20 (E)

Size of Area Covered by Application: 50 acres +/-

Highway & Street Boundaries: Spring Lake Highway, Dallas Drive

Current Zoning Classification: AG

Special Exception Requested: Church

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 9th day of July, 2003, before me, the undersigned Notary public of the State of Florida, personally appeared

Alan K. Garman 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



Mary E. Wisniewski EXPIRATION:

My Commission DD100783

Expires March 17 2006

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

**ENGINEER'S NARRATIVE
FOR
QUEEN OF ALL SAINTS CHAPEL**

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Location: This petition is for a 44.5 acre parcel of land on Spring Lake Highway on the East side. It is South of Church Road, at the intersection of Dallas Drive. The site is comprised of separate parcels all being described by section breakdown. There are three distinct parcels. Only two of the parcels are included with this petition. One being the main parcel where improvements will be constructed, and the second parcel only concerning the entrance to Spring Lake Highway at this time.

Existing Zoning: The parcel is presently zoned AG. The surrounding areas are zoned AG and are utilized as AG or AG-res.

Proposed Zoning: The petitioner is desirous to develop a seminary on this property. The seminary will be placed on top of the hill and set far enough East of the highway to free itself of traffic noise. Included with this seminary will be a sanctuary for approximately 125 people. The sanctuary will be used for Sunday Mass. Parking has been proposed to accommodate the 125 members. Fifty percent of the required spaces are intended to be left as grass. The seminary will serve approximately eighteen people. The site is an old abandoned citrus grove. Some small trees still occupy the site, but for the most part it is cleared. There appear to be no specimen or majestic trees. For this reason, the site has been designed to include extensive landscaping around the proposed building and parking areas. Parking has been placed away from the building to maintain a serene view for those participating in the seminary. The proposed building includes an open garden area internal to the exterior. This area will be utilized for seminary activities, not the area outside the proposed building.

Soils: According to the Soils Conservation Service soils manual for Hernando County, the native soils are Candler and Kendrick fine sands, both being in hydrologic group "A". Group A soils are rapid in percolation and are not limited by development.

Wetlands/ Environmental: By mapping and site inspection, there appear to be no wetlands or other environmental concerns on the property within the area proposed for development. The property however is suitable for gopher tortoise habitat.

Drainage Considerations: The project will require permitting through SWFWMD as well as Hernando County to address surface water runoff.

Access: Even though the project has extensive frontage on Spring Lake Highway, the petitioner is not desirous at this time to construct additional driveways. There is an existing connection at Dallas Drive. The petitioner plans to improve this connection for access to the project.

Utilities: There are no central facilities available to service this project with water and sewer. Water will be by private well and sewer service shall be through a on-site septic system.

DRI Threshold: This project does not meet the thresholds necessary to require a Development of Regional Impact Review

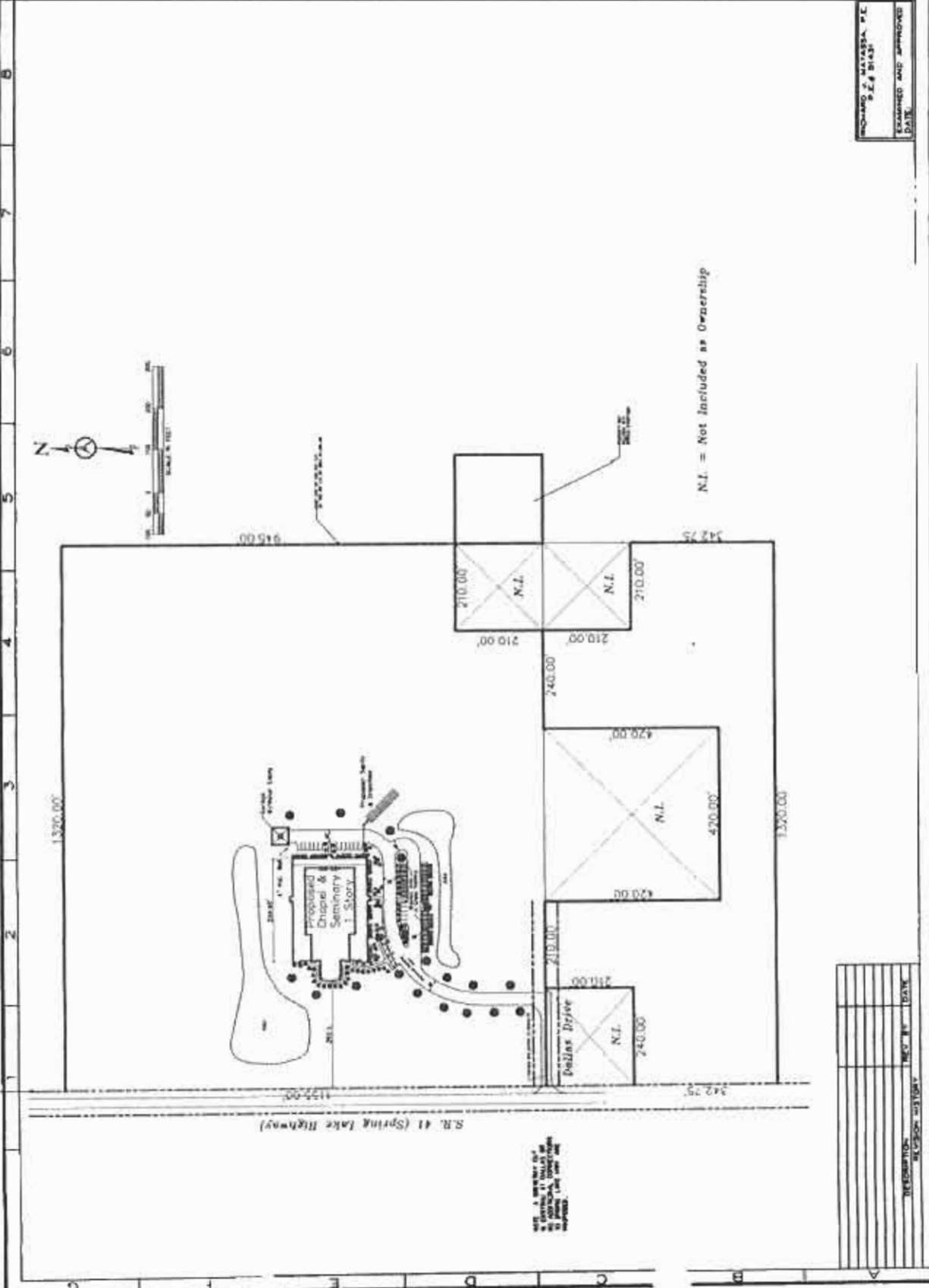
**QUEEN OF ALL SAINTS CHAPEL
CONCEPTUAL SITE PLAN**

CIVIL-TECH CONSULTING ENGINEERS, INC.
 17 South Main Street
 Broward, FL 33403
 Tel. (352) 796-6203
 Fax (352) 796-6204
 Registration # 28-007742



DATE	10/1/04
BY	D.L.W.
CHECKED	N.I.
SCALE	AS SHOWN
SHEET NO.	1 OF 1

HOWARD J. MAYER, P.E.
 S.J. BLANK
 EXAMINED AND APPROVED
 DATE



N.I. = Not Included as Ownership

REVISION	DATE	BY

S.R. 41 (Spring Lake Highway)

NOT A MEMBER OF A STATE ENGINEERING BOARD IN ANY STATE OR COUNTRY.