

HERNANDO COUNTY COMPREHENSIVE PLAN AMENDMENT PETITION

Application For Public Hearing

Date: October 7, 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: Hernando County Board of County Commissioners

Mailing Address: 20 North Main Street, Room 461
Brooksville, FL 34601

Daytime Phone: 352-754-4000

FAX No: 352-754-4420

REPRESENTATIVE: Coastal Engineering Associates, Inc.

Mailing Address: 966 Candlelight Blvd.
Brooksville, FL 34601

Daytime Phone: 352-796-9423

FAX No. 352-799-8359

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.

See Attached

SEC \_\_\_\_\_ TWP \_\_\_\_\_ (S) RANGE \_\_\_\_\_ (E)

Size of Area Covered by Application: 2,400 acres m.o.l.

Highway & Street Boundaries:

Future Land Use Map Classification (if applicable): Planned Development

Desired Map Classification (if applicable):

Type of Amendment Requested: Amend Chapter 1, Future Land Use Element; Chapter 3, Transportation Element; adopt Chapter 14, Aviation Element including Airport Master Plan

ACKNOWLEDGEMENT

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

I, CLIFF MANUEL, P.E. PRES. COASTAL ENGINEERING ASSOC., 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. AUTHORIZED

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

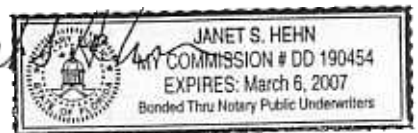
STATE OF FLORIDA COUNTY OF HERNANDO

On this the 7 day of Oct. 2003, before me, the undersigned Notary Public of the State of FLORIDA personally appeared CLIFF MANUEL 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 Signature (Handwritten)

NOTARY SEAL & COMMISSION EXPIRATION:



Personally Known to Me Presented the following Identification:

Did take an oath; or DID NOT take an oath

## **Hernando County Airport Property Description**

**A parcel of land all lying in Sections 13, 14, 23, 24, 25 and 26, Township 23 South, Range 18 East and Sections 18, 19 and 30, Township 23 South, Range 19 East, Hernando County Florida, containing 2,279.5 acres more or less and being more particularly described as follows:**

**The Northeast 1/4 of Section 26; the North ½ of Section 25; the East 1/2 of Section 23; all of Section 24; the South ½ of the South ½ of the East ½ of Section 14; the South ½ of the South ½ of Section 13; and the Northeast ¼ of the Southeast ¼ of Section 13, Township 23 South, Range 18 East, less the road right-of-way for Spring Hill Drive, and the North ½ of Section 30, lying North and West of U.S. Highway 41, all of Section 19, lying North and West of U.S. Highway No. 41 and the West ¾ of the South ½ of the South ½ of Section 18, Township 23 South, Range 19 East, Hernando County, Florida.**

**Less the following :**

**Commence at the Northeast corner of the Northwest ¼ of the Southeast ¼ of Section 19, Township 23 South, Range 19 East, Hernando County, Florida; thence N 89° 49' 48" W, 456.19', along the Northerly line of the NW ¼ of the SE ¼ of Section 19, Township 23 South, Range 19 East, Hernando County, Florida and a point on the westerly right-of-way line of U.S. Highway No. 41 and the Point of Beginning; thence S 27° 35' 33" W, along the Westerly right-of-way line, a distance of 556.77' to the P.C. of a curve concave southeasterly and having a radius of 11,559.19', a delta angle of 1° 16' 00" and a chord bearing and distance S 26° 57' 33" W, 255.54'; thence Southwesterly along the arc of said curve a distance of 255.54' to the P.T. of said curve; thence S 26° 19' 33" W, along the westerly right-of-way line of U.S. Highway No. 41 a distance of 154.45', thence N 63° 42' 30" W, a distance of 1397.17'; thence N 26° 17' 44" E, a distance of 1149.91'; thence S 63° 42' 38" E, a distance of 463.96'; thence N 26° 15' 36" E, a distance of 52.88'; thence N 61° 15' 36" E, a distance of 212.88'; thence S 28° 44' 24" E, a distance of 50.00', thence S 61° 15' 36" W, a distance of 197.12'; thence S 26° 15' 36" W, a distance of 37.14'; thence S 63° 42' 38" E, a distance of 903.00'; thence S 27° 35' 33" W, along the westerly right-of-way line of U.S. Highway No. 41, a distance of 183.42' to the Point of Beginning. Said parcel contains 37.37 Acres more or less.**

**And less the following:**

**Commence at the Southwest corner of Section 30, Township 23 South, Range 19 East, Hernando County, Florida, thence North, along the West line of said Section 30, a distance of 2,641.23'; thence N 88° 56' 40" E, a distance of 839.90'; thence N 25° 42' 43" E, 1,330.72' to the Point of Beginning; thence N 64° 20' 30" W, a distance of 718.52'; thence N 00° 43' 00" W, a distance of 800.00'; thence N 89° 17' 00" E, a distance of 1200.00'; thence S 25° 42' 43" W, a distance of 1,249.83' to the Point of Beginning. Said parcel contains 21.20 Acres more or less.**

**The above property description was prepared from data represented on the 1986 Airport Layout Plan and Property Map for the Hernando County Airport and does not have benefit of a title search. In addition it was supplemented with information provided by the Hernando County Airport and does not represent a field boundary survey. There may be additional properties purchased or sold that are not described.**

**NARRATIVE DESCRIPTION OF COMPREHENSIVE PLAN AMENDMENT  
CPAM-04-01**

This amendment comprises the first regularly scheduled comprehensive plan amendment for 2004 and is not an exemption to the twice per calendar year limitation imposed by Chapter 163.3187, F.S. This amendment is being submitted to integrate the Airport Master Plan into the Comprehensive Plan consistent with Section 163.3177(6)(k) F.S. and Ch. 333 F.S. It consists of amendments to Chapter 1, Future Land Use, Chapter 3, Transportation, and the creation of Chapter 14, Aviation, which will include the Airport Master Plan.

# Board of County Commissioners

**Hernando County**



## **PLANNING DEPARTMENT**

**Government Center / Administration Building  
20 North Main Street, Room 262  
Brooksville, Florida 34601 - 2828**

**Planning - (352) 754-4057**

**Fax -(352) 754-4420**

**E-Mail: [planning@co.hernando.fl.us](mailto:planning@co.hernando.fl.us)**

March 13, 2003

Sonny Timmerman, Division Director  
Division of Community Planning  
Department of Community Affairs  
2555 Shurmand Oak Boulevard  
Tallahassee, Florida 32399-2100

Dear Mr. Timmerman:

On the behalf of the Hernando County Airport Authority, the Hernando County Planning Department is assisting in the preparation of a comprehensive plan amendment to adopt an airport master plan to be consistent with the language contained in Section 163.3177(6)(k) F.S. The purpose is to exempt the development of the Hernando County Airport from the DRI regulations.

The County Planning staff had been discussing with the DCA staff, since August, 2002, the rule making for the implementation of the aforementioned section of the statute. We have delayed the preparation of the comprehensive plan amendment in order to help the Department draft the rule as it would pertain to General Aviation airports. Recently, we have been made aware that the DCA is no longer pursuing rule making and will use the statutory language to review any comprehensive plan amendment prepared to meet the option.

Therefore, Hernando County will be moving forward with the preparation of the amendment using the statutory language as contained in Section 163.3177(6)(k). We will be preparing the amendment using the following standards:

- with regard to airport related and aviation related development, the Airport Master Plan (Airport Land Use Plan) will address general location and type of development, including levels of intensity and density;
- with regard to non-aviation related uses the Airport Master Plan (Airport Land Use Plan) will project the level of development, the development sequence, and the requirements

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for infrastructure for the projected level of development;

-the Airport Master Plan (Airport Land Use Plan) will be consistent with the Hernando County Metropolitan Planning Organization's Long Range Transportation Plan and the County's Transportation Element of the Comprehensive Plan;

-the amendment will require the execution of any interlocal agreements for the provision of any public facilities and services necessary to maintain the adopted level of service standards to meet the development levels contained in the Airport Master Plan (Airport Land Use Plan);

-the Airport Master Plan (Airport Land Use Plan) will be consistent with surrounding land uses and other policies in the Comprehensive Plan; and

-amendments to existing policies or the creation of new policies, as necessary, to support the Airport Master Plan (Airport Land Use Plan).

We are submitting this letter for your review and comment in lieu of any rule making concerning Section 163.3177(6)(k). Since it is our intent to move forward expeditiously with the amendment, a timely response is appreciated.

Sincerely,

Lawrence Jennings, Director of Growth and Develop  
Hernando County Planning Department

cc: Cari L. Roth, General Counsel, DCA  
Maria Cahill, DCA

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