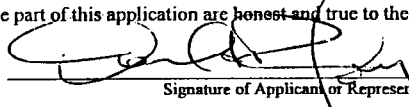
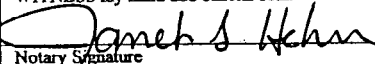
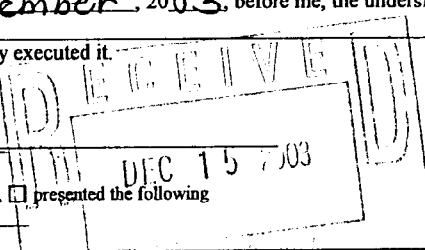



Application to Change a Zoning Classification

Date: 12/3/03

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

APPLICANT: Coastal Way, LLC	
Mailing Address: 2030 Hamilton Place Blvd., Suite 500, Chattanooga, TN 37421-2994	
Daytime Phone: (423) 855-0001	FAX No: (423) 490-8602
REPRESENTATIVE: Coastal Engineering Associates, Inc.	
Mailing Address: 966 Candlelight Blvd. Brooksville, FL 34601	
Daytime Phone: (352) 796-9423	FAX No: (352) 799-8359
PUBLIC CONTACT PERSON: Donald R. Lacey, A.I.C.P., Vice President, Coastal Engineering Associates, Inc.	
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.	
Plat Book 32, Pages 26-27 Coastal Way Plaza Parcel ID R28 222 18 3040 00B0 0030	
SEC <u>28</u> TWP <u>22 South</u> RANGE <u>18 East</u>	
Size of Area Covered by Application: 8.85 acres more or less	
Highway & Street Boundaries: Mariner Blvd.	
Current Zoning Classification: PDP GC	
Requesting additional C2 use for Automotive Center, also requesting reduction in setback from	
Zoning Classification Desired: Mariner from 75' to 35'	
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, <u>Donald R. Lacey, A.I.C.P., V.P. Coastal Engineering Associates, Inc.</u> , hereby state and affirm that I have read the instructions for filing this application and that:	
<input type="checkbox"/> I am the owner of the property covered under this application. <input checked="" type="checkbox"/> 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 <u>Florida</u>	COUNTY OF <u>Hernando</u>
On this the <u>12</u> day of <u>December</u> , 20 <u>03</u> , before me, the undersigned Notary Public of the State of Florida, personally appeared <u>Donald R. Lacey</u> , and whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.	
WITNESS my hand and official seal.	NOTARY SEAL & COMMISSION EXPIRATION:
 Notary Signature	
The individual(s) are <input checked="" type="checkbox"/> personally known to me or, <input type="checkbox"/> presented the following identification: _____	

MASTER PLAN REVISION - NARRATIVE
COASTAL WAY PLAZA – SEARS AUTOMOTIVE CENTER
(Coastal Project No. 03413)

GENERAL:

The commercial subdivision known as Coastal Way Plaza is presently zoned PDP (General Commercial). It is located in Section 28, Township 22 South, Range 18 East, Hernando County, Florida. The subject 8.85± Ac. parcel consisting primarily of the Sears store and its parking environs, is at the west end of Coastal Way Plaza, key number 01434406, adjacent to Mariner Blvd. and north of the S.R. 50 intersection.

The purpose of this application is to secure approval of a revision to the master plan to allow Sears to incorporate an automotive center into its building. The applicant is requesting the addition of a specific C2 use for a 9,380 sq. ft. automotive center that would be contiguous to the west side of the existing Sears store. A reduction in the setback, from Mariner Blvd., from 75' to 35' is also being requested in the area as indicated on the revised Master Plan.

Sears has determined that the subject area is the only viable location for their automotive center. It would be convenient to the customers, without disrupting the centers parking, circulation and loading areas. The C-2 designation would only be along the western end of the Plaza, consistent with the zoning designation across Mariner Blvd.

SURROUNDING ZONING:

C-2 to the west,
Drainage Retention Area then AR-2 to the north of Jacqueline,
PDP (GC) to the east, and also an area of C-2,
And C-2 and PDP (GC) to the south.

ACCESS:

Access to the subject site is gained from Mariner Blvd. or from the shopping plaza's existing internal roadway/parking areas.

WATER SUPPLY AND SEWAGE DISPOSAL:

Water and sewer is provided to the shopping plaza by Hernando County Utilities Department

FLOOD PLAIN:

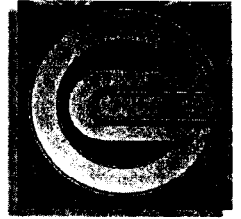
According to FEMA map 120110 150B, the entire site lies in Zone C area. This is described as an area of minimal flooding.

DESCRIPTION OF ANTICIPATED ACTIVITIES:

Sears Automotive Centers usually provide such services as general auto repair and maintenance. This would include, but not be limited to, such things as battery replacement; tire repair/replacement; oil changes; replacement of belts and/or hoses; and brake jobs.

DEC 15

Feb. 23, 2003



COASTAL
ENGINEERING ASSOCIATES INC.

Ms. Carlene Riecss
Hernando Co. Planning Dept.
20 N. Main Street, Rm. 262
Brooksville, FL 34601

Re: Coastal Way – Sears Automotive Center H-04-04
(CEA #03413)

Dear Carlene,

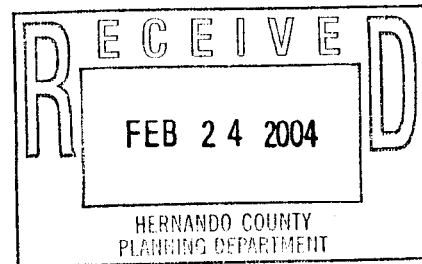
The following additional information is being provided in connection with the subject project:

The access drive along the western side of the proposed building expansion should not have any negative impact on the traffic circulation at Coastal Way Plaza. Customers of the Auto Center will park with the rest of the Sears customers in the main parking area in front of the store. Mechanics will drive their cars to the repair bays, entering the one-way access drive from the north. There are no parking spaces along the access drive, only an expanded area to back out of the service bays. The mechanic will return the customer's car to the main parking lot upon completion of service. Experience at other Sears Automotive Centers would lead to an estimate of 6 cars entering the service access drive each hour (1 car per bay, with average service time of 60 - 90 minutes).

Should you have any questions, do not hesitate to contact this office.

Sincerely,

for Donald R. Lacey



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Engineering • Planning • Environmental • Construction Management • Transportation

966 Candlelight Boulevard • Brooksville, Florida 34601
352-796-9423 • Fax 352-799-8359
e-mail: coastal@coastal-engineering.com

