

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

Date: Feb. 2, 2004

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

APPLICANT: Holland Springs Industrial Properties, Inc.

Mailing Address: P.O. Box 690452, Orlando, FL 32869

Daytime Phone: 407-345-8114

FAX No.: 407-352-9747

REPRESENTATIVE: Avid Engineering, Inc.

Mailing Address: 4901 Vineland Rd. Ste. 190, Orlando, FL 32811

Daytime Phone: 407-248-0505

FAX No.: 407-248-0334

PUBLIC CONTACT PERSON: Brooke Gustovich or Robert Fudge

Daytime Phone: 407-248-0505

FAX No.: 407-248-0334

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.

See attached "Legal Description"

SEC 23 TWP 23 (S) RANGE 18 (E)

Size of Area Covered by Application: 100 +/- Acres

Highway & Street Boundaries: Anderson Snow Road to the west, Suncoast Pkwy to east

Current Zoning Classification: PDP - Ind

PDP Zoning Classification Desired: PDP - Single Family

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, Johannes Schalekamp, 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]
Signature of Applicant or Representative

STATE OF FLORIDA Orange COUNTY OF HERNANDO

On this the 9 day of January, 2004, before me, the undersigned Notary Public of the State of Florida, personally appeared Johannes Schalekamp 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.

[Signature]
Notary Signature



Kristin Turner NOTARY SEAL & COMMISSION
MY COMMISSION # **DD183343** EXPIRES
February 11, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

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

Legal Description

PARCEL "B-1"

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A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23-23-18, SAID POINT ALSO BEING THE INTERSECTION OF THE CENTERLINE OF 100.00 FOOT WIDE ANDERSON SNOW ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1016, PAGE 1778 OF THE HERNANDO COUNTY DEED RECORDS AND THE SOUTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO HOLLAND SPRINGS INDUSTRIAL PROPERTIES, INC. AS DESCRIBED IN BOOK 812, PAGE 136 OF THE HERNANDO COUNTY DEED RECORDS;

THENCE S89°44'54"E, ALONG THE COMMON SOUTH LINE OF SECTION 23-23-18 AND SAID HOLLAND SPRINGS INDUSTRIAL PROPERTIES, INC. TRACT, FOR A DISTANCE OF 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF ANDERSON SNOW ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE N00°10'23"E ALONG THE EAST RIGHT OF WAY LINE OF ANDERSON SNOW ROAD, FOR A DISTANCE OF 2094.25 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY RUN S89°49'37"E A DISTANCE OF 2186.96 FEET TO THE WEST LINE OF A PARCEL KNOWN AS PARCEL 106 OF STATE ROAD NO. 589 AS RECORDED IN OFFICIAL RECORD BOOK 1120, PAGE 1693 OF THE HERNANDO COUNTY DEED RECORDS;

THENCE ALONG THE WEST LINE OF SAID PARCEL 106 THE FOLLOWING COURSES AND DISTANCES;

S00°18'51"W, 1,566.58 FEET;

N89°44'54"W, 420.00 FEET;

S00°18'51"W, 530.67 FEET

TO THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING ON THE AFOREMENTIONED SOUTH LINE OF SECTION 23-23-18 AND THE HOLLAND SPRINGS INDUSTRIAL PROPERTIES, INC. TRACT;

THENCE N89°44'54"W, ALONG THE AFORESAID COMMON LINE, 1,761.80 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 100.00 ACRES OF LAND, MORE OR LESS.

Written Narrative:

Site Location:

The subject property, consisting of approximately 100 acres, is located east of Anderson Snow Road, west of the Suncoast Parkway, north of Anderson Snow Park, and just south of Corporate Boulevard.

This site is included in the “Airport Influence Area,” however we believe that the subject property is located sufficiently south and west as to minimize any impacts on the proposed development.

Existing/Proposed Zoning:

The subject property is currently zoned PDP- Industrial, which was established in the early 1980’s. The surrounding properties to the north are zoned PDP-Industrial; Suncoast Parkway is located to the east; Anderson Snow Park, which is zoned PDP-Recreation, is located to the south; Anderson Snow Road is immediately west of the subject property, and property located west of Anderson Snow Road is zoned PDP-Industrial and PDP-Multi Family. The PDP-Multi Family property was just recently rezoned from PDP-Industrial to PDP-Multi Family.

We feel that the surrounding area has changed dramatically since the original master planning, especially with the construction of the Suncoast Parkway. The subject property’s proposed zoning is PDP-Single-Family.

The proposed residential project will be developed in two phases. The first phase (“Village B-1”) consists of 232 single-family units. The second phase (“Village B-2”) consists of 196 single-family units. The intent of the proposed project is to develop approximately 428 total units.

Proposed Land Uses and Acreages of Land Uses:

The existing “Airport Planned Unit Development” Land Use designation will remain. Per discussions with Hernando County Planning Staff, January 26th, 2004, the County ultimately decided not to require a Land Use amendment for the proposed project.

The entire subject property consists of approximately 100 acres. “Village B-1” contains approximately 55 acres and “Village B-2” contains approximately 45 acres.

Density Levels for Residential Development:

The proposed project consists of single-family development. The maximum density allowed is 5.4 dwelling units per acre. Since the property consists of 100 acres, the maximum density would yield 540 total units.

As shown on the development plan, the proposed project for the entire subject property shows 428 total units. "Village B-1" displays a density = 4.22 units per acre and "Village B-2" shows a density = 4.36 units per acre.

Some deviation should be expected with the actual permitting of such a site and architectural design, but we would expect the density to remain lower than the 5.4 units/acre. However, we are actually requesting a density of 5.4 dwelling units per acre to allow some flexibility to the design.

Separation Distances:

Vacant property, zoned PDP-industrial, is located immediately north of the subject property. Corporate Blvd right-of-way is located approximately 800 feet north of the subject property.

Anderson Snow Rd is immediately west of the subject property. On the west side of Anderson Snow Rd is a vacant parcel of land, zoned PDP-Industrial, and a parcel of land that is zoned PDP-Multi Family. The PDP-Multi Family is approximately 800 feet away from the subject property.

Suncoast Pkwy is located immediately east of the subject property. The Suncoast Recreation Trail is located on the west side of the Suncoast Pkwy, which abuts the subject property.

Anderson Snow Park, zoned PDP-Recreation, and a vacant parcel of land owned by Hernando County, zoned AG, are located immediately south of the subject property.

Proposed Setbacks and Lot Sizes for Individual Lots:

As shown on the development plan, "Village B-1" and "Village "B-2" both propose lot sizes of 5,500 Square Feet "SF" with 50-foot lot widths. Proposed lot setbacks include: Front = 25 feet; Side = 5 feet; and Rear = 20 feet. Perimeter setbacks include: North = 25 feet; East = 25 feet; South = 0 feet; and West = 25 feet.

Wetlands/Environmental:

There are no known wetlands within the project. The subject property is located in the upland sand hills of Spring Hill. The surrounding area could be a habitat suitable for gopher tortoises. Development of the Subject Property will comply with all state and federal regulations regarding species of special concern.

Topography:

The existing topography has been shown on the development plan.

Utilities:

Hernando County Utilities will be the water and sewer service provider for the proposed project. There is an existing 12" water line on the east side of Anderson Snow Rd and on the south side of Corporate Blvd. There is an existing 12" sewer line at the intersection of Anderson Snow Rd and Corporate Blvd.

Proposed improvements to the existing infrastructure include adding a force main, going north along Anderson Snow Rd, to connect to the existing sewer line at the Anderson Snow Rd and Corporate Blvd intersection. The force main will be constructed and dedicated to the County.

There is an existing sewer line within Corporate Blvd intended to serve future area uses, including the subject property. Therefore, no additional infrastructure should be required.

Development Plan:

The development plan shows the general concept for the proposed project. In addition to what's shown on the development plan, the following comments apply to the project:

Access: One (1) full vehicular access point is proposed onto Anderson Snow Rd approximately 1,800 feet south of the intersection of Corporate Blvd and Anderson Snow Rd.

Pedestrian (Bike or Walking Paths) Access: Possible connection to Anderson Snow Park (south) and to the Suncoast Pkwy Recreation Trail (east side of property). These connection points will comply with all local, state, and federal regulations.

Sidewalks: A concrete sidewalk on the east side of Anderson Snow Rd and concrete sidewalks on both sides of all internal right-of-ways will be provided.

Justification for PDP-Single Family Rezoning Request:

- 1) We realize that the subject property is in the “Airport Influence Area.” The developer will clearly market this fact to the potential homebuyers. For instance, the developer could actually name the subdivision with an airport theme. The developer agrees to clearly discuss the airport/noise factor to the potential buyers and will print this information in the deeds.
- 2) Although the subject property is in the “Airport Influence Area,” it is not within the approach or landing zones. However, the airport director, Mr. Don Silvernell, explained that the subject property is within the flight path of smaller aircrafts that perform training procedures such as “Touch and Go’s.” These smaller aircrafts only do these procedures one to four times per month. And depending on the wind patterns during these procedures, the ascent from the airport could be taking place to the east of the airport.
- 3) There are residential homes that currently exist within close proximity of the Airport facilities. According to the “Airport Flight Path Map” attached to this application, there are several hundred homes that exist within the “conical” wavelengths. Some of these homes were built prior to the airport’s development; however, some homes were built after the airport was developed (i.e. Springwood Estates). Regardless of when these homes were built, the point is that these homes do exist within the airport influence area.
- 4) Anderson Snow Park is located south of the subject property. The proposed single-family residential development would be a good buffer between Anderson Snow Park and the Airport/Industrial area. There are many amenities to the park that could be utilized by the potential residents. The proposed development would provide connectivity, such as pedestrian and bike paths, to Anderson Snow Park. This project was discussed with Mr. Pat Fagan, Director of Parks, and this project received a favorable reaction from Mr. Fagan.
- 5) Not only would residential zoning be a better buffer between the park and the industrial area, residential homes would also be a more aesthetically pleasing view from the Suncoast Parkway. Especially with the bike path along the Pkwy, the residential homes would be a much more compatible land use than industrial property.
- 6) This rezoning would keep residential contiguous to recently approved residential development located west of the subject property. The recently approved residential property was also located within the “Airport Influence Zone.”

- 7) The proposed project is simply responding to market demand by providing residential homes in this price range, in this area. The expansion of the Suncoast Parkway has allowed homebuyers to expand their choices on the location of building a home. The developer for this project has researched the market area and feels confident that the proposed project will quickly sell to homebuyers.

The small scale of the following document may not be legible with some electronic viewers. The full-size version of this document and all file documents may be viewed at the Hernando County Planning Department during 8:00 AM to 5:00 PM, Monday thru Friday. If you have any questions, please contact us at 352-754-4057. Thank you.

