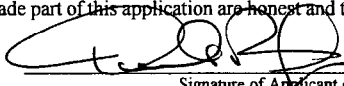
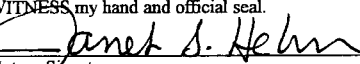


HERNANDO COUNTY ZONING AMENDMENT PETITION
Application to Change a Zoning Classification

Date: 2/4/04

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

APPLICANT: CRF-Coach 1, LLC	
Mailing Address:	500 South Florida Avenue, Suite 700 Lakeland, FL 33801
Daytime Phone:	(863) 647-1581
FAX No:	(863) 647-3992
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	
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?	No
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.	
Silverthorn Phase 1, Tract "E", as recorded in Plat Book 28, Page 41	
SEC <u>10</u> TWP <u>23 S</u> RANGE <u>18 E</u>	
Size of Area Covered by Application: 11.19 + acres	
Secretariat Run on the north, Powell Rd. on the south, Mallard Lake Dr. on the east, and Barclay Ave.	
Highway & Street Boundaries: on the west	
Current Zoning Classification: PDP (GHC)	
Zoning Classification Desired: This is a Master Plan submittal. We are not requesting a change in zoning classification.	
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., Vice Pres. 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 authorized 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>4</u> day of <u>Feb.</u> , 2004, 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 acknowledge 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: _____	



**CRF-COACH I
(SILVERTHORN COMMERCIAL)
MASTER PLAN NARRATIVE**

GENERAL DESCRIPTION

The 11.19 ± ac. project is located in Section 10, Township 23 South, Range 18 East, Hernando County, Florida. Secretariat Run is adjacent to the northern boundary, Powell Rd. on the southern boundary, Mallard Lake Drive to the east and Barclay Ave. to the west. The subject property is currently zoned PDP (GHC). The applicant is not requesting a zoning designation change, however, a Master Plan is being submitted for approval. A conditional plat has also submitted.

The proposed project consists of four (4) parcels. The proposed commercial and office center would serve four major residential communities in close proximity (Holland Spring, Silverthorn, Springwood Estates and Pristine Place). Commercial and office at this intersection would shorten the length of trips for shopping and personal services for several thousand residents, reducing the impact on the surrounding roadway network (Spring Hill Drive, Mariner Blvd.). The Comprehensive Plan identifies the intersection for commercial use.

Proposed perimeter setbacks are as follows:

From Powell Road 75'
From Mallard Lake 35'
From Barclay Ave. 50'
From Secretariat Run 50'

The soil is very conducive to commercial and office development and no floodplain or wetlands are located on the site.

I. PRELIMINARY LAYOUT

Twenty-one (21) copies of the Master Plan have been attached.

II. DRAFT OF PROTECTIVE COVENANTS

No protective covenants are anticipated to be necessary.

III. PRELIMINARY ENGINEERING REPORT

- A. Topography.** The 11.19 acre property elevation ranges from a low of approximately 69 feet MSL to a high of 75 feet MSL.

- B. Flood Plain.** The entire site falls in Zone C as indicated on Flood Insurance Rate Map panel number 120110 325B of the Federal Emergency Management Agency. Zone C indicates that there should be no flooding during a 500-year storm event.

- C. Vegetation.** The site is vacant and undeveloped. Vegetation consists of scrub oak species, long-leaf and loblolly pine and annual forbs. No majestic trees were located on the site. One specimen tree was observed and has been conceptually located on the conditional plat. No wetlands or surface waters were located on the site.

- D. Soils.** According to the Hernando County Soil Survey (U.S. Soil Conservation Service), the entire site consists of Candler fine sands, which are fast-draining and conducive to development.

- E. Wildlife.** Gopher tortoise burrows were observed on the site in sufficient number to warrant permitting & mitigation. No other listed flora/fauna species were found.

IV. STATEMENT OF DEVELOPER'S INTENT WITH RESPECT TO CONSTRUCTION OF IMPROVEMENTS PRIOR TO RECORDING SUBDIVISION PLAT OR BONDING INSTRUMENTS.

Common infrastructure improvements will be constructed or bonded prior to final platting.

V. DEVELOPMENT SCHEDULE

No development schedule has been established, however, the construction on the first parcel could occur late in 2004.

VI. ADEQUATE ACCESS ANALYSIS

Direct access to the subject property is proposed from Powell Road, Barclay Avenue and Mallard Lake Drive.

VII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed project is below the established DRI threshold for commercial development and, when aggregated with Silverthorn's residential development, is below the DRI threshold for mixed use developments.

VIII. WATER AND SEWER

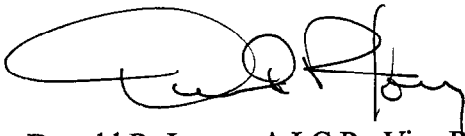
A sewer-water agreement will be negotiated with the Hernando County Utilities Department.

IX. SPECIFIC DEVIATIONS FROM THE CODE BEING REQUESTED.

Ten foot building setbacks between parcels.

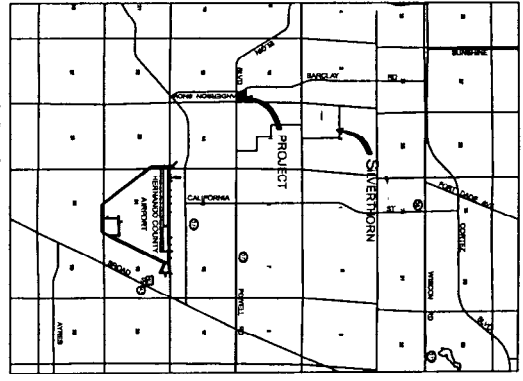
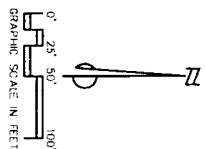
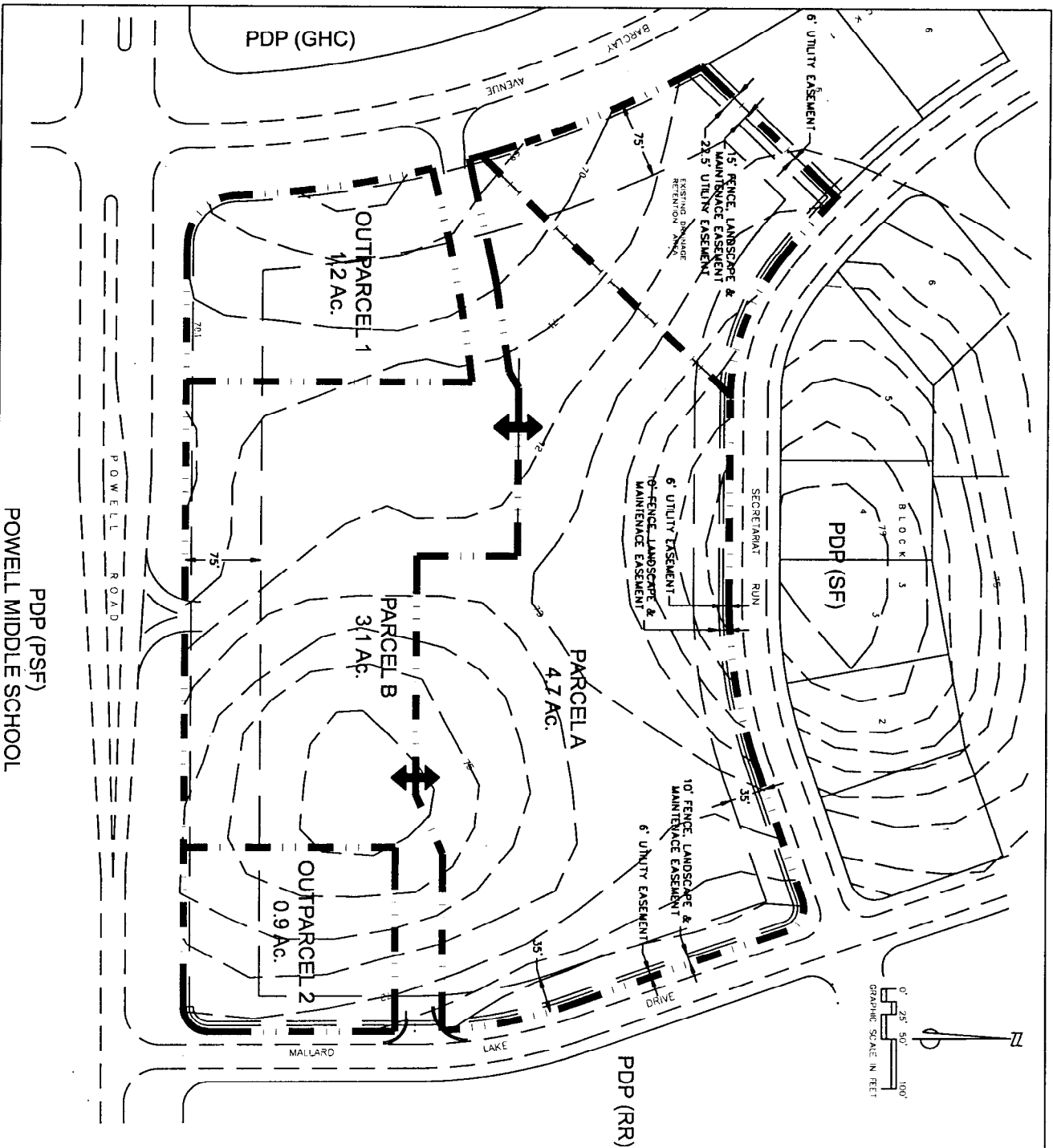
Report prepared by:

COASTAL ENGINEERING ASSOCIATES, INC.



Donald R. Lacey, A.I.C.P., Vice President

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.



LOCATION MAP

SITE DATA
 APPLICANT: CRF-CONCH 1, LLC
 500 SOUTH FLORIDA AVE., SUITE 700
 LAKELAND, FL 33801
 PH. (863) 647-1581

PARCEL KEY NO. 01282382
 PARCEL AREA = APPROX. 11.19± ACRES
 LOCATED IN SECTION 10, TOWNSHIP 23 S., RANGE 18 E.

CURRENT ZONING: PDP (GHC)
 FUTURE LAND USE MAP DESIGNATION: COMMERCIAL
 FLOOD INSURANCE RATE MAP (FIRM): COMMUNITY PANEL NO. 12010 0325 B EFFECTIVE DATE APRIL 17, 1984, ZONE "C"

TOTAL NUMBER OF LOTS = 4
 PERIMETER BUILDING SETBACKS:
 FROM POWELL ROAD = 75'
 FROM BARCLAY AVENUE = 75'
 FROM SECRETARIAT RUN = 35'
 FROM MALLARD LAKE DR. = 35'
 INTERNAL BUILDING SETBACKS = 10'

NOTES:
 1. THIS DRAWING IS A PLANNING DOCUMENT AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT INTENDED FOR RECORDATION IN PUBLIC RECORDS.
 2. SOME EASEMENTS ARE SHOWN ON THIS DRAWING. ANY ADDITIONAL EASEMENT DETERMINED NECESSARY DURING THE ENGINEERING DESIGN PROCESS SHALL BE SHOWN ON THE CONSTRUCTION PLANS AND FINAL PLAN.

<p>1 OF 1 SHEET</p>		<p>REVISION</p>		<p>REQUIRE OF DOCUMENT</p>		<p>Engineering Surveying Environmental Construction Management</p> <p>Coastal engineering associates, LLC</p> <p>800 Coastline Blvd. - Bradenton, Florida 34201 (941) 750-8423 - Fax (941) 750-6380 88-000142</p>		<p>MASTER PLAN SILVERTHORN COMMERCIAL SPRING HILL, FLORIDA</p>	
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