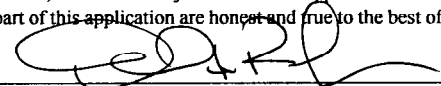
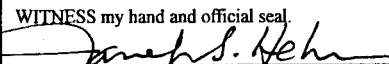
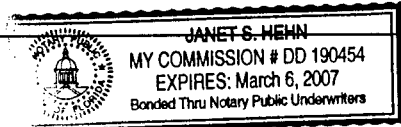
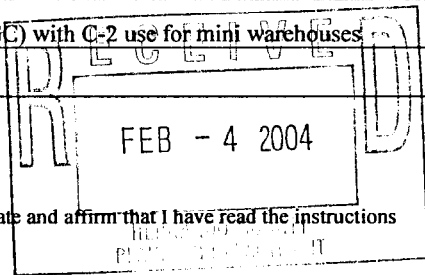


HERNANDO COUNTY ZONING AMENDMENT PETITION
Application to Change a Zoning Classification

Date: 02/04/04

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

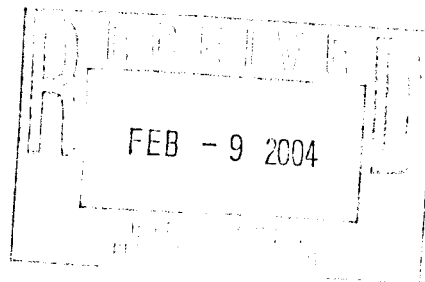
APPLICANT: Gary Schraut	
Mailing Address:	421 W. Jefferson St. Brooksville, FL 34601
Daytime Phone:	(352) 799-3000
FAX No:	(352) 796-4121
REPRESENTATIVE: Coastal Engineering Associates, Inc.	
Mailing Address:	966 Candlelight Blvd. Brooksville, FL 34601
Daytime Phone:	(352) 796-9423
FAX No:	(352) 799-8359
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.	
SEC <u>26</u> TWP <u>22</u> RANGE <u>18</u>	
Size of Area Covered by Application: Approx. 10.3 acres	
Highway & Street Boundaries: Cortez Blvd. (S.R. 50) on the north and Wiscon Rd. on the south	
Current Zoning Classification: PDP (GHC) and C-3	
Zoning Classification Desired: Only requesting to have C-3 portion rezoned to PDP (GC) with C-2 use for mini warehouses	
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>February</u> , 20 <u>04</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 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: _____	



ATTACHMENT "A"

PARCEL A: Tract 54 of Section M, Potterfield Garden Acres, as recorded in Plat Book 5, Page 66, public records of Hernando County, Florida, and the East 150' of the SE 1/4 of the SW 1/4 of the SE 1/4, Section 26, Township 22 South, Range 18 East, lying south and east of right of way of State Road 50 as presently existing, subject to public right of way along the southern boundary. TOGETHER with personal property including: A) The waste water treatment system; B) Eighteen mobile homes located on subject property; C) Well located on subject property.

PARCEL B: Tract 53, Section M, Potterfield Garden Acres, as recorded in Plat Book 5, Page 66, public records of Hernando County, Florida.



**WISCON/S.R. 50
MASTER PLAN NARRATIVE**

GENERAL DESCRIPTION

The 10.3 ac. project is located in Section 26, Township 22 South, Range 18 East, Hernando County, Florida. S. R. 50 lies to the north and Wiscon Rd. lies to the south. The Hernando County Property Appraiser identifies the parcels by key numbers 00346432 (parcel 1), 01001784 (parcel 2), and 01001775 (parcel 3). The first parcel is currently zoned PDP (HC) and the other two are zoned C-3. The applicant is requesting approval for a zoning change for parcels two and three to PDP (GC) with a C-2 use for mini warehouses. Further, approval for a Master Plan is being sought that includes all three parcels.

The surrounding zoning consists of R1A and C-2 to the north; AR2 to the east; C-1 and AR-2 to the south; and PDP (HC) to the west. It is consistent with the comprehensive plan and the Future Land Use Map indicates a commercial node is located in this area.

Proposed perimeter setbacks are as follows:

From Cortez Blvd. (S.R. 50) = 75' (reverse frontage road provided)

From Wiscon Rd. = 50'

Side setbacks = 10', except for the east side of parcel 3 = 30'

Rear Setbacks – 25'

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 10.3± acre property elevation ranges from a low of approximately 70 feet MSL along Wiscon Road to a high of 82 feet MSL in the northern end of Parcel 3.

- B. Flood Plain.** The entire site falls in Zone C as indicated on Flood Insurance Rate Map panel number 120110 175B of the Federal Emergency Management Agency. Zone C indicates that there should be no flooding during a 500-year storm event.

- C. Vegetation and Wildlife.** Vegetation consists of oak trees, magnolia, long-leaf pine, blackberry and annual forbs. Some large trees were found. No listed flora/fauna species were found. 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.

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.

VI. ADEQUATE ACCESS ANALYSIS

Direct access to the subject property is gained from SR 50 and Wiscon Road

VII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed project is below the established DRI threshold for commercial development.

VIII. WATER AND SEWER

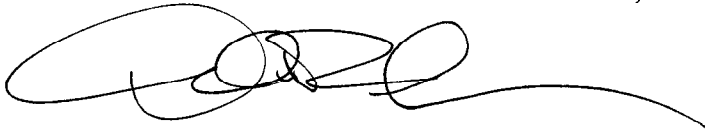
Sewer service will be secured from the Hernando County Utilities Department, which has lines located at the Winter Road/SR 50 intersection.

IX. SPECIFIC DEVIATIONS FROM THE CODE BEING REQUESTED.

- Reduction in setback from Cortez (S.R. 50) to 75', since the applicant has provided for a "reverse" frontage road. Reduction in side setbacks for Parcel A from 20' to 10' due to narrow width of the parcel. A 50' setback from Wiscon Road is being requested, since there is virtually no need for parking and a greater setback would be an inefficient use of space.

Report prepared by:

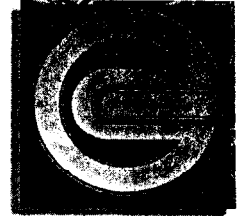
COASTAL ENGINEERING ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'Donald R. Lacey', with a long horizontal flourish extending to the right.

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

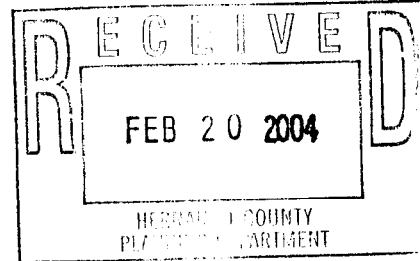
H-04-14

Feb. 20, 2004



COASTAL
ENGINEERING ASSOCIATES INC.

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



Re: Schraut – S.R. 50/Wiscon Rd.
(CEA 03118)

Dear Carlene,

As a follow-up to our telephone conversation, I will attempt to outline the Developer's intent for usage of the property.

The northern half of the Dame piece will be utilized for a commercial parcel and an access to the property along Wiscon. The existing use on the Dame piece is not expected to be the long-term use. There will also be some signage along S.R. 50 that will be for the uses along Wiscon. A reverse frontage road is proposed at the location that will be between our proposed uses and will connect at logical points to the east and west.

The primary proposed use along Wiscon will be for a mini-warehouse complex. There will be one point of access on Wiscon for this use. It is the Developer's intention to place drainage and buffer along the eastern extent of the property. More detail on usage will be provided with the submittal of a conditional plat, which is expected shortly.

If you have any questions, please direct them to me through Jan Hehn.

Sincerely,

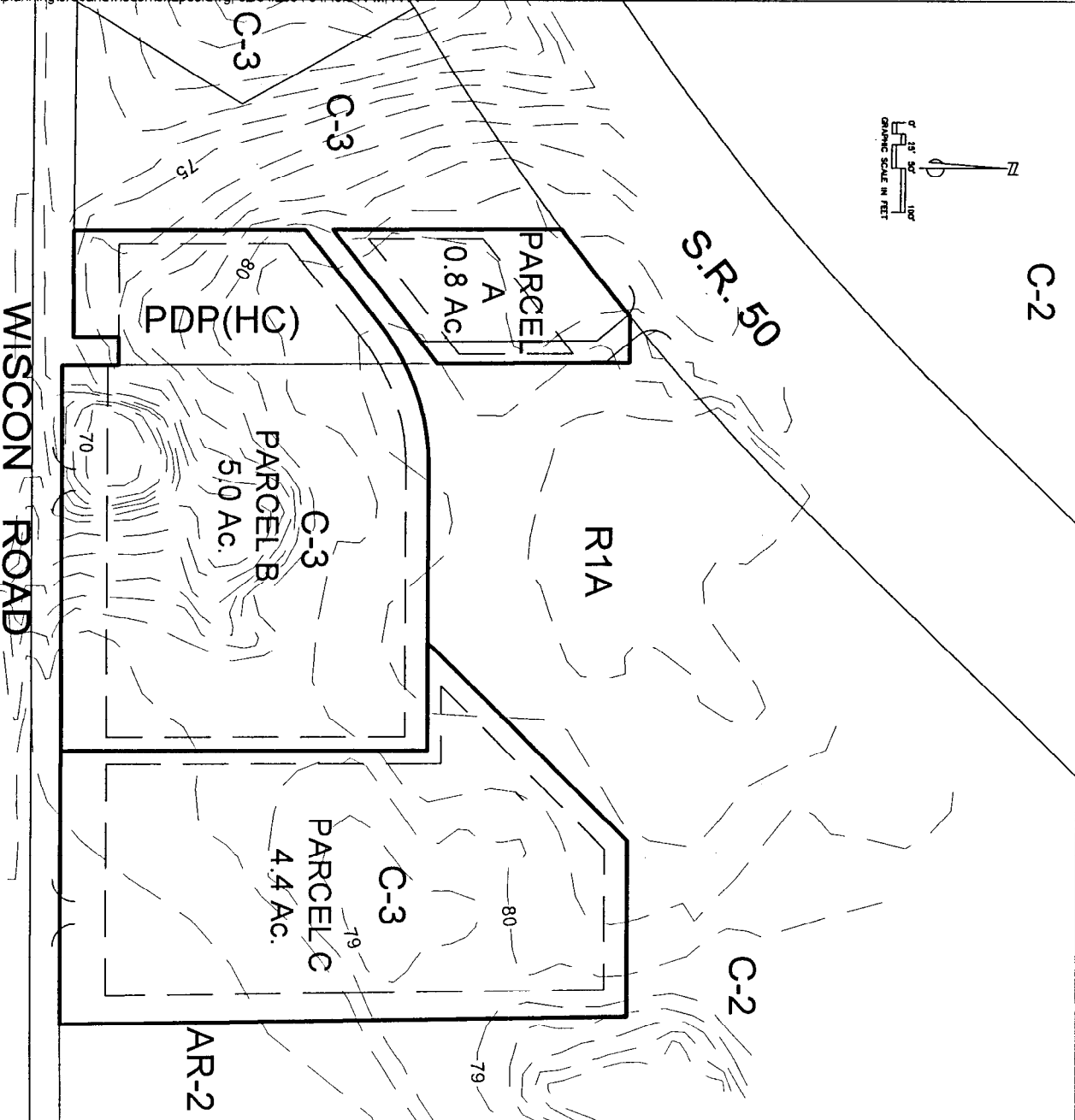
A handwritten signature in cursive script that reads 'Jan Hehn'.

for Donald R. Lacey

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

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.



SITE DATA

APPLICANT:
 GARY SCHRAUT
 421 W JEFFERSON STREET
 BROOKSVILLE, FL 34601

PARCEL KEY NOS. 00346432, 01001784, 01001775
 PARCEL AREA = APPROX. 10.3± ACRES
 LOCATED IN SECTION 26, TOWNSHIP 22 S., RANGE 18 E.

CURRENT ZONING: PDP (HC), C-3
 FLOOD INSURANCE RATE MAP (FIRM):
 COMMUNITY PANEL NO. 120110 175B EFFECTIVE DATE
 APRIL 17, 1984, ZONE "C".

TOTAL NUMBER OF LOTS = 3 (ONLY PARCELS B & C
 ARE BEING REZONED)

PERIMETER BUILDING SETBACKS:

- PARCEL A
 FROM CORTIZ BLVD. (S.R. 50) = 75'
 SIDE = 10'
 REAR (FROM FRONTAGE ROAD) = 25'
- PARCEL B
 FROM WISCON RD. = 50'
 SIDE = 15'
 REAR (FROM FRONTAGE ROAD) = 25'
- PARCEL C
 FROM WISCON RD. = 50'
 EAST SIDE = 30'
 WEST SIDE = 15'
 REAR = 25'

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 DEEMED NECESSARY DURING THE ENGINEERING DESIGN PROCESS SHALL BE SHOWN ON THE CONSTRUCTION PLANS AND FINAL PLAT.

MASTER PLAN/ REZONING

WISCON ROAD & S.R. 50
 HERNANDO COUNTY, FL

OWNER SHALL MAINTAIN RECORD SETS
 AS SHOWN IN THIS SET OF RECORD DRAWINGS

4. JAM ROLEY, P.E., REG. NO. 36901

Coastal Engineering
 Surveying
 Environmental
 Construction Management

990 Coe Highway - Brooksville - Florida 34601
 (352) 790-8423 - Fax (352) 790-8350
 820-8988-142

REVISION

NO.	DATE	BY	CHK BY	REVISION
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REUSE OF DOCUMENT

NO.	DATE	BY	CHK BY	REVISION
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