

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

Date: 2-4-04 Revised 2/9/04

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

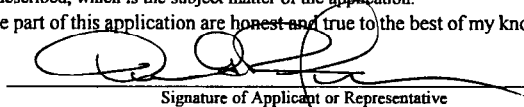
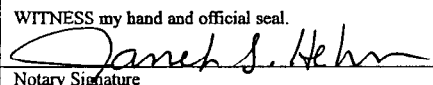
<b>APPLICANT:</b> Forest Oak Villas, Ltd.	
Mailing Address:	9020 Rancho Del Rio Dr., Suite 122
Daytime Phone:	(727) 376-6831
FAX No:	(727) 376-9573
<b>REPRESENTATIVE:</b> Coastal Engineering Associates, Inc.	
Mailing Address:	966 Candlelight Blvd. Brooksville, FL 34601
Daytime Phone:	(352) 796-9423
FAX No:	(352) 799-8359
<b>PUBLIC CONTACT PERSON:</b> Donald R. Lacey	
Daytime Phone:	(352) 796-9423
FAX No:	(352) 799-8359
<b>CONDUCT AT PUBLIC HEARINGS:</b> 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):	
<b>Legal Description:</b> 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 <u>14</u> TWP <u>23</u> RANGE <u>17F</u>	
<b>Size of Area Covered by Application:</b> Approx. 6.3 ac.	
<b>Highway &amp; Street Boundaries:</b> Forest Oaks Blvd. on the north	
<b>Current Zoning Classification:</b> PDP (MF)	
<b>Zoning Classification Desired:</b> PDP (OP)	
<b>Has a public hearing been held on this property within the past twelve months?</b> no	
<b>ACKNOWLEDGEMENT</b>	
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>9</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: _____	



Exhibit "A"

A parcel of land lying in and being a part of the Northwest 1/4 of Section 14, Township 23 South, Range 17 East, Hernando County, Florida and being more particularly described as follows: COMMENCE at the Southeast corner of said Northwest 1/4; thence N 00°03'00" E, along the East boundary of said Northwest 1/4; thence N 00°03'00" E, along the East boundary of said Northwest 1/4, 440.01 feet; thence N 89°48'56" W, 735.00 feet to the POINT OF BEGINNING; thence continue N 89°48'56" W, 227.48 feet; thence S 00°03'00" W, 130.00 feet to the Northeast corner of Lot 539 of FOREST OAKS UNIT 7, as recorded in Plat Book 25, Pages 18 and 19, Public records of Hernando County, Florida; thence N 89°48'56" W, along the North boundary of said Forest Oaks Unit 7, 179.08 feet; thence N 00°11'31" E, 750.34 feet to the curved Southerly Right-of-Way Line of Forest Oaks Boulevard, said curve being concave Southerly, having a radius of 380.00 feet, a delta of 58°59'24", a chord bearing of S 79°26'08" E, and a chord of 374.18 feet; thence along the arc of said curved Right-of-Way Line, 391.24 feet to the POINT OF TANGENCY; thence S 49°55'39" E, along said Right-of-Way Line, 47.97 feet; thence S 00°03'00" W, 522.11 feet to the POINT OF BEGINNING.

## **Forest Oaks Professional/Office Center Narrative**

### **GENERAL DESCRIPTION:**

The proposed project consists of 6.3+ acres located in Section 14, Township 23 South, Range 17 East, Hernando County, Florida (parcel key no: 01027855). The property lies south of and adjacent to Forest Oaks Blvd., and west of Andy Pella Drive. The applicant is requesting rezoning from PDP (MF) to PDP (OP). The surrounding zoning consists of PDP-SU (Stage West) on the west; PDP-SF and PDP-OP on the south; PSF (Public Service Facility – US Post Office) on the east; and PDP-SF and PDP-SU (church) on the north.

The property owner started to develop the parcel for multifamily use, however, the market was not sufficient to complete the project. The applicant is a local developer, interested in completing the project as a professional/office center, utilizing a significant amount of the infrastructure constructed to date. An office center in this location would be compatible with uses in the surrounding Forest Oaks community, which include office, public service facility, church, life care and theater.

A single access is proposed to the parcel, with a coordinated circulation and parking plan. The site has already been disturbed and consists entirely of xeric soils. Drainage retention is in place. This request is consistent with the comprehensive plan.

The proposed perimeter setbacks are as follow:

From Forest Oaks Blvd. = 25'  
Side = 15'  
Rear = 25' adjacent to the OP site. A 50' buffer will be retained along the SF area.  
Minimum distance between buildings = 15'

#### **I. PRELIMINARY LAYOUT**

Twenty-one (21) copies of the proposed Master Plan are attached.

#### **II. DRAFT OF PROTECTIVE COVENANTS**

If buildings are sold, an association and appropriate documents will be prepared to ensure maintenance of common facilities.

#### **III. PRELIMINARY ENGINEERING REPORT**

##### **A. Topography.**

The site slopes from the east, south and north toward the natural drainage retention area shared with Stage West. The lowest elevation in the DRA is 25 feet, with the high point along the eastern boundary being 40 feet.

##### **B. Flood Plain.**

The project lies within Zone C according to FIRM Community-Panel 120110 0280 B. Zone C is an area not expected to flood in the 100 year storm event.

##### **C. Soils.**

According to the USDA Soil Survey for Hernando County, the soil present on the site is Candler fine sand. This soil type is described as excessively drained soil located in uplands.

D. **Vegetation & Wildlife.** The site was previously cleared and some infrastructure already built. The remaining vegetation consists of xeric grasses, except for in the buffer area..

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

There are no public improvements planned as part of this project.

**V. DEVELOPMENT SCHEDULE**

Development is anticipated to begin in the year 2004.

**VI. ADEQUATE ACCESS ANALYSIS**

Access to the property will be gained from Forest Oaks Blvd.

**VII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED**

The proposed development is below cumulative DRI thresholds.

**VIII. WATER AND SEWER**

Hernando County Utilities Department will provide water and sewer to this project. Capacity for the project has already been reserved as part of the Berkeley Manor WWTP agreement.

**IX. DRAINAGE**

The DRA shown on the site plan is part of a master drainage permit that serves this parcel and the adjacent property (Stage West).

**X. DEVIATIONS BEING REQUESTED**

- Reduction in PDP perimeter set back for Office Professional – Front of 25' instead of 50', side of 15' instead of 20' and rear of 25' adjacent to the OP use instead of 35'. The requested reductions will allow more efficient use of the infrastructure already in place, which was constructed under multifamily standards. Since the proposed project is adjacent to similar uses, this should not cause a hardship. It will also allow for better parking, circulation and landscaping within the parking area

COASTAL ENGINEERING ASSOCIATES, INC.



Donald R. Lacey, AICP  
Senior Vice President  
Coastal Engineering Associates, Inc.

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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.

