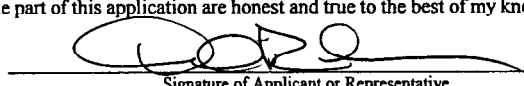
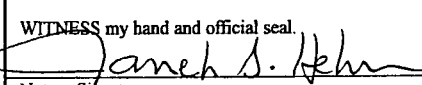


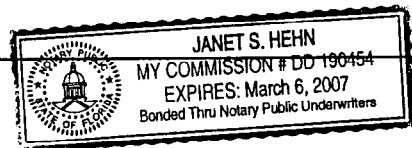
HERNANDO COUNTY ZONING AMENDMENT PETITION
Application to Change a Zoning Classification

FEB - 5 2004

Date: 2/04/04

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

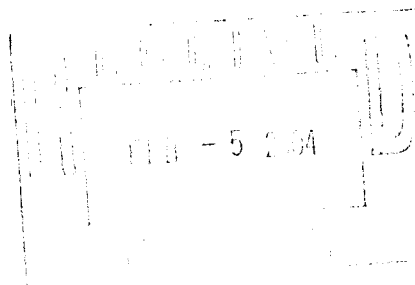
APPLICANT: Liax, Inc.	
Mailing Address:	100 2 nd Ave. North St. Petersburg, FL 33701-3300
Daytime Phone:	(727) 544-1403
FAX No:	(727) 541-6187
REPRESENTATIVE: Coastal Engineering Associates, Inc.	
Mailing Address:	966 Candlelight Blvd. Brooksville, FL 34601
Daytime Phone:	(352) 796-9423
FAX No:	(352) 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.	
See Attached.	
SEC <u>29</u> TWP <u>22</u> RANGE <u>19</u>	
Size of Area Covered by Application: Approx. 61.4 ac.	
Highway & Street Boundaries: Cortez Blvd (S.R. 50) on the north and Wiscon Rd. on the south	
Current Zoning Classification: AG	
Zoning Classification Desired: C/PDP (GC) (MF) (SF)	
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 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> , 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: _____	



PROPERTY DESCRIPTION

That portion of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 29, Township 22 South, Range 19 East and the east $\frac{1}{4}$ of the south $\frac{1}{2}$ of the south $\frac{1}{2}$ of the northeast $\frac{1}{4}$ of Section 30, Township 22 South, Range 19 East, all lying south and east of State Road #50 (right of way taking recorded in O.R. Book 1019, page 164, public records of Hernando County, Florida), together with the east $\frac{1}{2}$ of the east $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of Section 30, Township 22 South, Range 19 East, less right of way for Wiscon Road (right of way taking recorded in O.R. Book 637, page 523, public records of Hernando County, Florida).

Said parcel contains 61.4 acres more or less.



LIAX, INC.
MASTER PLAN/REZONING NARRATIVE

GENERAL DESCRIPTION:

The project consists of 61.4 acres more or less. It is located in Section 29, Township 22 South, Range 19 East, Hernando County, Florida. Cortez Boulevard (S.R. 50) is adjacent to its northern boundary and Wiscon Road is adjacent to its southern boundary.

The current zoning for this property is AG. The applicant, is requesting the property be rezoned to C/PDP with General Commercial (GC), Multi-Family (MF) and Single Family (SF). Surrounding zoning consists of AG with some pockets of AR, AR-2, and R1A to the east.

The subject property lies south of, and adjacent to SR 50, with approximately 1,450 feet of frontage. It stretches south to Wiscon Road (660 MOL feet of frontage), however, the center of the property is bisected by a wetland and floodplain associated with Peck Sink, situated to the east of the property. The property is located approximately midway between Mobley Road and the new Brooksville Regional Hospital site, each approximately ½ mile away.

As indicated on the attached master plan layout, the land use intensity proposed on the northern portion of the site includes commercial, office and multifamily. With the opening of the hospital, significant demand for these uses is expected in the immediate area. Flexibility in the final use for each parcel is requested to allow the applicant some ability to respond to the market. A "reverse" frontage road has been conceptually located across the property, with a tie-in to the main project entrance, located at an existing directional median cut on SR 50. The frontage road and drainage retention have been placed between the commercial/office use and the property to the east.

As indicated on the attached master plan, the proposed land uses and intensities are as follows:

- Parcel A Commercial and/or Office with a maximum of 10,000 sq. ft./acre. This parcel may be developed as a single site or utilized for a small commercial/office center. Proposed setbacks are 75' from SR 50, 25' from the provided reverse frontage road, 35' from property boundaries and 20 feet between buildings.
- Parcels B & C Commercial with a maximum of 10,000 sq. ft./acre. These parcels will likely be developed as a single site outparcel or as small retail center. Proposed setbacks are 75' from SR 50, 25' from the provided reverse frontage road, 35' from property boundaries and 20 feet between buildings.
- Parcel D If the market for Commercial and/or Office is sufficiently strong, a coordinated site plan with maximum of 10,000 sq. ft./acre will be prepared. If not, the flexibility of placing a multifamily concept (up to 100 dwelling units) is requested. Proposed setbacks for either use are 25' from the provided reverse frontage road, 35' from property boundaries and 20 feet between buildings.

The southern portion of the property is proposed for single family residential use, with access directly from Wiscon Road. There is no proposed connection between the northern and southern portions of the property, due to the intervening wetland and floodplain. Development areas have

been placed above the 100 year flood elevation established in the Peck Sink watershed study.

Parcel E Single Family Residential with a minimum lot size of 6,000 square feet (typical 50' by 120'). Maximum density of 70 dwelling units. Setbacks as follows: 25' front, 5' side and 15' rear. Setback from Wiscon Road – 75'. Boundary setback 20'

The comprehensive plan indicates the area as residential and rural, primarily due to the location of the 100 year floodplain in the vicinity. With the detailed information in the Peck Sink study, it is now possible to distinguish property that can reasonably be developed outside the floodprone areas.

I. PRELIMINARY LAYOUT

Twenty (21) copies of the conceptual master plan are enclosed.

II. DRAFT OF PROTECTIVE COVENANTS

Protective covenants will be developed for the community prior to the sale of lots.

III. PRELIMINARY ENGINEERING REPORT

A. Topography.

The property elevation ranges from a high of 90 feet MSL along SR 50, to a low of 45 feet MSL along the eastern boundary in the primary wetland area.

B. Flood Plain. The FIRM Community-Panel 120110 0175 B indicates that the project is located in both a C Zone and an AH Zone. The Peck Sink watershed study better defines the 100 year floodplain, which has been depicted on the conceptual master plan.

C. Soils. The property contains the following soils: Micanopy loamy fine sand; Nobleton fine sand; Flemington fine sandy loam; Kendrick fine sand and Homosassa mucky fine sandy loam. The latter is located in the wetland areas depicted on the conceptual site plan.

D. Vegetation. The property is vacant and undeveloped. Pine trees have been logged from the property in the past 5 –7 years. The property is heavily wooded with numerous oak tree species (laurel, live, water), magnolia, hickory and sweetgum. The wetland is herbaceous and scrubby, with a hardwood trees along the perimeter.

E. Drainage. The site topography leads to the location of drainage retention areas to the north and south of the wetland area. A third drainage retention area is proposed along the eastern boundary, behind the reverse frontage road.

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

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

V. DEVELOPMENT SCHEDULE

Development is anticipated to begin in 2005. The pace of development will depend on the market.

VI. ADEQUATE ACCESS ANALYSIS

Access to the property is available from Cortez Blvd. (S.R. 50) and Wiscon Road.

VII. DEVELOPMENT OF REGIONAL IMPACT STATEMENT IF REQUIRED

The proposed project will be well below applicable DRI thresholds.

VIII. WATER AND SEWER

The project is located with the City of Brooksville's service area, with sewer and water facilities available at Mobley Road. A sewer and water agreement will be negotiated with the appropriate utility provider.

COASTAL ENGINEERING ASSOCIATES, INC.



DONALD R. LACEY, AICP
Senior Vice President,
Coastal Engineering Associates, Inc.

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.

