

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

Date: 3-08-2004

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

APPLICANT: HERNANDO INVESTMENTS, INC.

Mailing Address: PO BOX 1104 BROOKSVILLE, FL 34605-1104

Daytime Phone: 352-799-3000 FAX No.: 352-796-4121

REPRESENTATIVE: GARY E. SCHRAUT

Mailing Address: PO BOX 1104 BROOKSVILLE, FL 34605-1104

Daytime Phone: 352-799-3000 FAX No.: 352-796-4121

PUBLIC CONTACT PERSON: GARY E. SCHRAUT

Daytime Phone: 352-799-3000 FAX No.: 352-796-4121

CONDUCT AT PUBLIC HEARINGS:

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.

13.3 ACRES MOL in E 1/2 of NE 1/4 lying West of Road Right of Way.
DEEDED to Hernando County (Nature Coast Blvd)
SEC 6 TWP 23 (S) RANGE 21 (E)

Size of Area Covered by Application: 13.3 AC

Highway & Street Boundaries: NATURE COAST BLVD.

Current Zoning Classification: PDP

PDP Zoning Classification Desired: Master Plan Revision PDP Heavy Highway Commercial w/

Has a public hearing been held on this property within the past twelve months? NO outside storage

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Gary E. Schraut, 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 of Applicant or Representative (Handwritten signature)

STATE OF FLORIDA COUNTY OF HERNANDO

On this the 8th day of March, 2004, before me, the undersigned Notary Public of the State of Florida, personally appeared GARY E. SCHRAUT 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 Signature: Jodi Virginia Shinn

Notary Seal: Jodi Virginia Shinn, My Commission DD114193, Expires May 02, 2006

NOTARY SEAL & COMMISSION EXPIRATION:

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

From: "Gary Schraut" <garyschraut@hotmail.com>
To: <carlener@co.hernando.fl.us>
Date: 3/16/04 6:46AM
Subject: Rezone HII I-75



This is a request to rezone a parcel of land containing some 13.3 acres located in Section 6, Township 23, Range 21. Subject property is owned by Hernando Investments, Inc. We are specifically requesting that the 4.8 acres mol shown in the attached diagram be re-zoned.

Subject property is located at the Intersection of Cortez Blvd. and I-75. An unnamed County right of way runs along the eastern boundary of the property. Roadway, sewer/water have been constructed to County standards and are in place in the right of way. A road name request (Nature Coast Blvd) has been submitted to County addressing deaprtment and we are awaiting approval at the time of application.

Subject property is currently zoned GC (general commercial). We would request a zoning change to PDP HC (highway commercial) with a specific C-4 use to allow the operations of a "Truss Plant".
(light manufacturing with outside storage)

Proposed setbacks for the 4.8 will be 35 feet on front and rear property lines, 10 foot on side property lines. Developer will agree to leave a natural buffer of existing trees around the perimeter of the property. In addition, in areas where natural vegetation does not exist, trees or vegetation will be planted along the property lines.

Hernando Investments Inc. Property Owners Association will allow for the modification of it's DRA to accomadate and provide off site drainage retention to 4.8 acres described herein. Existing Drainage Retention (DRA) Area is located at the NW corner of the subject property and adjoins the site.

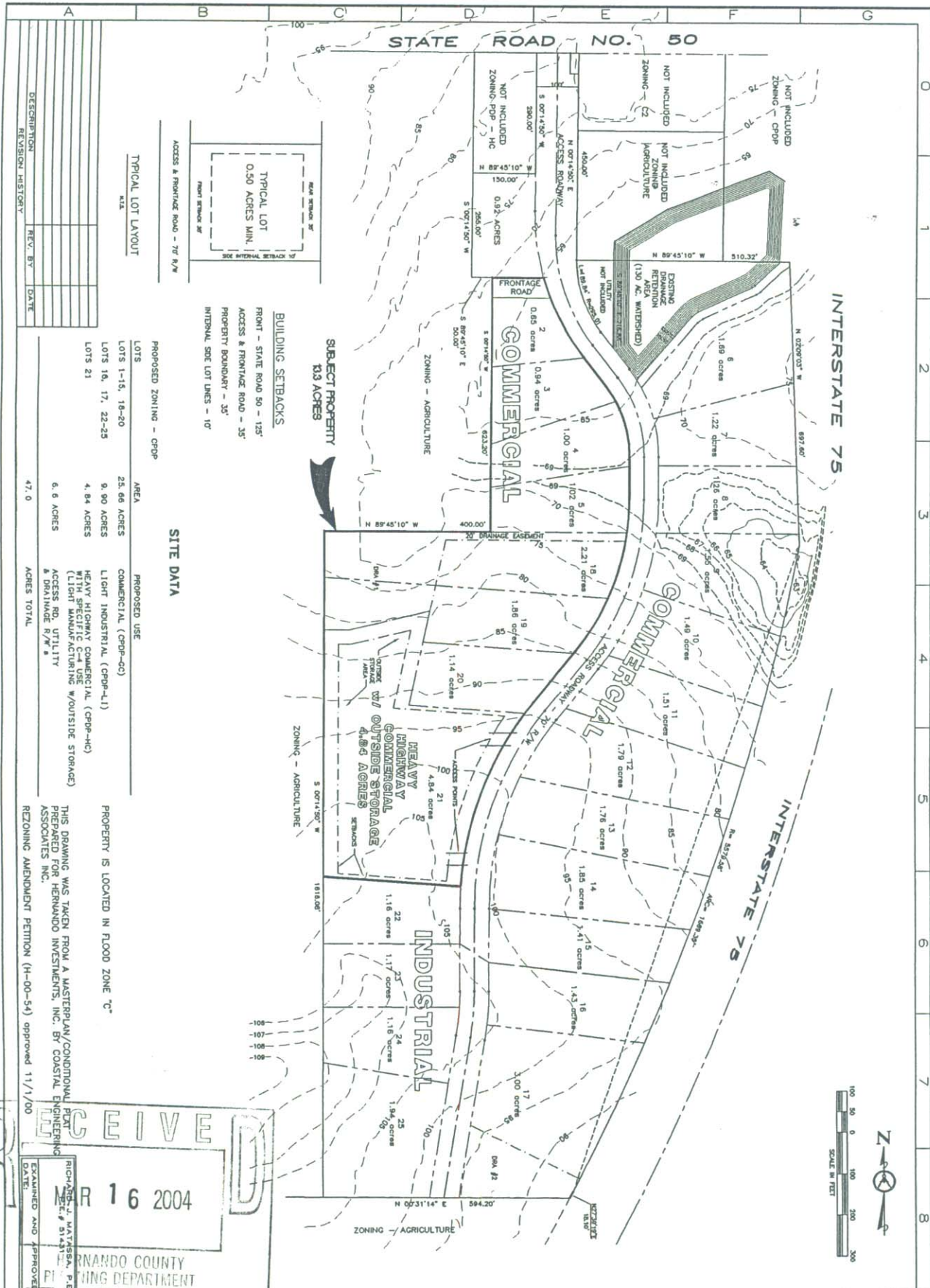
No other changes have been made since (H-00-54) and we would request that you approve our zoning request to PDP HC (highway commercial) with a specific C-4 use to allow the operations of a "Truss Plant". (light manufacturing with outdoor storage)

Gary E. Schraut
POB 1104
Brooksville, Florida 34605-1104

gary@schraut.com

H-04-18 Revised narrative

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.



DESCRIPTION

REVISION HISTORY

REV. BY	DATE

TYPICAL LOT LAYOUT

AREA

PROPOSED ZONING - CRP

LOTS	AREA
LOTS 1-15, 16-20	25.66 ACRES
LOTS 16, 17, 22-25	9.90 ACRES
LOTS 21	4.84 ACRES
	6.6 ACRES
	47.0 ACRES TOTAL

SITE DATA

PROPOSED USE

PROPOSED USE	AREA
COMMERCIAL (CPHP-CO)	25.66 ACRES
HEAVY HIGHWAY COMMERCIAL (CPHP-HC)	4.84 ACRES
INDUSTRIAL (CPHP-I)	9.90 ACRES
AGRICULTURE	6.6 ACRES
ACRES TOTAL	47.0

PROPERTY IS LOCATED IN FLOOD ZONE "C"

THIS DRAWING WAS TAKEN FROM A MASTERPLAN/CONDITIONAL PLAT PREPARED FOR HERNANDO INVESTMENTS, INC. BY COASTAL ENGINEERING ASSOCIATES INC.

RECEIVED

MAR 16 2004

HERNANDO COUNTY ENGINEERING DEPARTMENT

APPROVED AND APPROVER

RICHARD J. MATYSSA, P.E.

REG. # 51431

DATE

EXAMINEE

DATE

CIVIL-TECH CONSULTING ENGINEERS, INC.

CIVIL ENGINEERS & PLANNERS

12 South Main Street
Brooksville, FL 34605
Phone: (352) 799-5319
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WWW.CIVIL-TECH.COM
Registration # EB-000748

MASTER PLAN REVISION

HERNANDO INVESTMENTS, INC.

MASTER PLAN / CONDITIONAL PLAT

(replaces 3/11 version) Revised master plan H0418