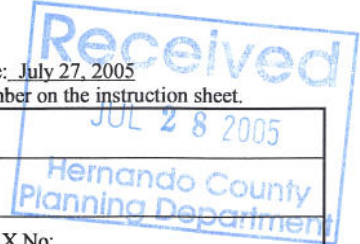
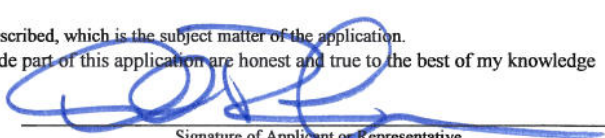



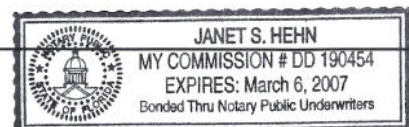
**HERNANDO COUNTY ZONING AMENDMENT PETITION  
Application to Change a PDP Zoning Classification**

Date: July 27, 2005

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> Alvin R. Mazourek	
Mailing Address:	11425 Royal Dr. Brooksville, FL 34601-1632
Daytime Phone:	FAX No:
<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: Donald R. Lacey, A.I.C.P., Sr. Vice Pres., Coastal Engineering Associates, Inc.</b>	
Daytime Phone:	(352) 796-9423 FAX No: (352) 799-8359
<b>CONDUCT AT PUBLIC HEARINGS: Donald R. Lacey, A.I.C.P., Sr. Vice Pres., Coastal Engineering Associates, Inc.</b>	
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 description.	
SEC <u>32</u> TWP <u>23(S)</u> RANGE <u>18(E)</u>	
<b>Size of Area Covered by Application:</b> Approx. 33 acres	
<b>Highway &amp; Street Boundaries:</b> County Line Rd. and Farnsworth Blvd.	
<b>Current Zoning Classification:</b> AG	
<b>Zoning Classification Desired:</b> CPDP with (MF) and (OP) with specific C1 uses [The list has been included with narrative]	
<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., Sr. 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 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>28</u> day of <u>July</u> , 2005, 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 to application

July 21, 2005  
CEA # 05124

**Parcel Description:**

A parcels of land lying all in Section 32, Township 23 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

The South 800 feet of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; AND the South 800 feet of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; ALL in Section 32, Township 23 South, Range 18 East, Hernando County, Florida; LESS any existing road right of way.

**REZONING NARRATIVE  
MALTE PROJECT**



**GENERAL DESCRIPTION:**

The subject property, consisting of approximately 33 acres, is located north of County Line Road and east of Farnsworth Boulevard, in Section 32, Township 23 South, Range 18 East, Hernando County, Florida. The current zoning for this property is AG. Zoning surrounding the property consists of: CPDP to the north (Wellington Units #7 and #8); R1C to the East (presently vacant) and AG to the west (presently vacant). The Hernando County Comprehensive Plan Future Land Use Map shows the subject property designated as Residential.

The applicant is requesting combined planned development project (CPDP) zoning, with Multi-Family (MF) and Business Park (Office Professional with specific C-1 uses) configured as indicated on the attached master plan. Approximately 145 multi-family dwelling units and up to 120,000 square feet of business park are anticipated.

Farnsworth Boulevard is destined to serve as a major access point to the Wellington community. The proposed business park will provide a location for offices and appropriate commercial services that will serve that community and the surrounding area. Placing multifamily in the project provides additional variety in the housing product, while meeting locational criteria such as access (major arterial, reverse frontage), proximity to commercial and office and proximity to services (school, hospital, etc.).

The proposed project will provide an excellent buffer between County Line Road (anticipated 6 lane road corridor) and the Wellington community. The proposed uses warrant a reverse frontage road that will effectively extend Quality Drive. The uses can also be configured in a manner that can accommodate the County's need for additional right-of-way for County Line Road. The resulting project will provide a "step in intensity" from the villas of Wellington to County Line Road.

The following building setbacks are being requested:

Perimeter:

From County Line Road = 75'

From proposed frontage road (extension of Quality Drive) = 35'

From Farnsworth Blvd. = 35'

From East Property Line = 20'

Internal = 10'

## **I. PRELIMINARY LAYOUT**

Twenty-one copies of the layout are included in this submittal.

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

A property owners association will be formed to maintain common infrastructure.

## **III. PRELIMINARY ENGINEERING REPORT**

**A. Topography.** The subject property has a high elevation of approximately 70' m.s.l. toward the eastern boundary and approximately 50' m.s.l. near the middle of the property.

**B. Flood Plain.** According to FEMA Flood Insurance Rate Map Community-Panel Number 120110 300B, the subject property lies in Zone C. Zone C is described as an area not expected to flood in the 100-year storm event.

**C. Soils.** Soil on the site is Candler fine sand, 0 to 5 percent slopes. This is an excessively drained soil that is very conducive to development.

**D. Vegetation and Wildlife.** A pedestrian survey of the site was conducted on February 21, 2005. The following is a brief description of what was observed:

- The majority of the site is vacant and undeveloped, with the exception of an older one-story, single-family residence.
- Tree species consist of scrub oaks (blackjack, post and turkey) and pines (slash, sand and loblolly).
- Groundcover vegetation consists of indiangrass, chalky bluestem, pineland three-awn, panicum, briars, and annual forbs. The shrub layer consists of palmetto, gallberry and wax myrtle.
- A few large pines and one oak of probable specimen classification were noted.
- Gopher tortoises and their burrows were observed on site indicating this species of special concern. No other listed floral or fauna species were observed. Permitting through the FFWCC for the gopher tortoises will be required prior to development.

### **E. Wetlands.**

- No wetlands are located on the subject property.
- No active or remnant sinkholes were noted during the site reconnaissance.

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

Infrastructure improvements will be constructed or bonded prior to final platting.

**V. DEVELOPMENT SCHEDULE**

A development schedule has not been determined at this time.

**VI. ADEQUATE ACCESS ANALYSIS**

Current access to the property is from County Line Road. Additional proposed access points are from Farnsworth Boulevard and the reverse frontage road (extension of Quality Drive). An N-S internal access drive, shown on the proposed master plan has been located directly across from an existing road in Pasco County (Alexson Road).

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

The proposed project is below all applicable DRI thresholds.

**VIII. WATER AND SEWER**

The project is within the service area of the Hernando County Utilities Department.

**IX. DEVIATIONS BEING REQUESTED**

1. Reduction of setback from County Line Road from 125' to 75'. The applicant proposes to extend Quality Drive, which successfully operates as a reverse frontage road.
2. The addition of specific C1 uses to the office professional use (see attached list). These commercial uses are less intensive in nature and could provide services for the surrounding community.

COASTAL ENGINEERING ASSOCIATES, INC.



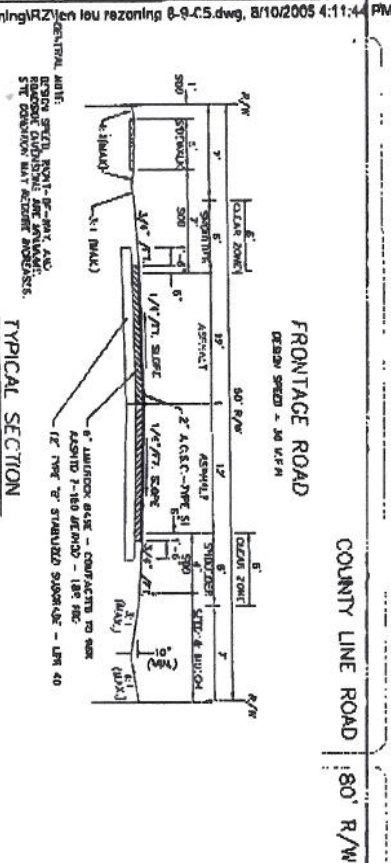
DONALD R. LACEY, AICP  
Senior Vice President,  
Coastal Engineering Associates, Inc.

### **Additional C1 Uses Being Requested**

1. Convenience good stores
2. Personal service establishments
3. Domestic and business service establishments
4. Domestic and business repair establishments
5. Gasoline service stations
6. Dry cleaning establishments
7. Antique stores
8. Veterinary clinics with air conditioned, sound-attenuated runs
9. Light domestic rental establishments
10. Day care centers and preschools
11. Secondhand stores
12. Nursing care homes

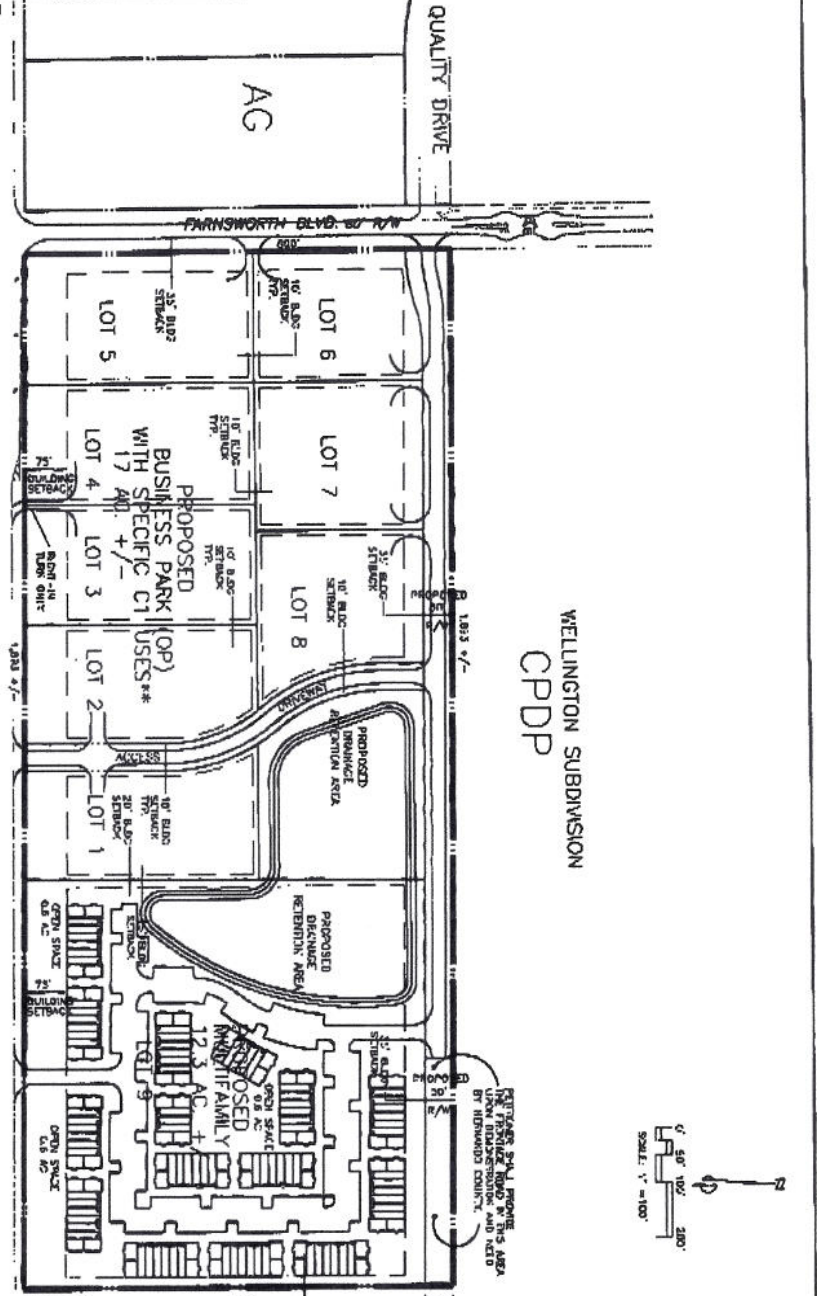
The small scale of the following document may not be legible with some electronic viewers. The full-size version of this document and all file documents may be viewed at the Hernando County Planning Department between 8:00 AM and 5:00 PM, Monday thru Friday. If you have any questions, please contact us at 352-754-4057. Thank you.

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- FRONTAGE ROAD**  
DESIGN SPEED = 30 MPH
- COUNTY LINE ROAD**  
80' R/W
- SPECIFIC C1 USES\*\***
1. COMMERCIAL FOOD STORES
  2. PERSONAL SERVICE ESTABLISHMENTS
  3. OFFICE AND BUSINESS SERVICE ESTABLISHMENTS
  4. OFFICE AND BUSINESS SERVICE ESTABLISHMENTS
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  20. OFFICE AND BUSINESS SERVICE ESTABLISHMENTS

- NOTES:**
1. THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE CONSIDERED A FINAL DESIGN OR CONSTRUCTION PLAN, AND IS NOT INTENDED FOR RECONSTRUCTION RECORDS.
  2. PERMITS, BIDDING, AND OTHER SWEET PAPER CONTINGENTS AND CONDITIONS SHALL BE OBTAINED FROM THE LOCAL HEALTH AND SAFETY DEPARTMENT AND THE LOCAL PUBLIC HEALTH DEPARTMENT AND SHALL BE OBTAINED BEFORE CONSTRUCTION BEGINS AND SHALL BE OBTAINED BEFORE CONSTRUCTION BEGINS.



**PROPOSED BUSINESS PARK WITH SPECIFIC C1 USES\*\***

**R1C (H-90-66)**

**LOCATION MAP**

LAND USE	AREA	PERCENTAGE
MULTIFAMILY	62.5 AC. ALL.	100 PERCENT
PROPOSED BUSINESS PARK WITH SPECIFIC C1 USES	16.7 AC. ALL.	100 PERCENT
FRONTAGE ROAD	2.8 AC. ALL.	100 PERCENT
TOTAL	82.0 AC. ALL.	

**LAND USE**

**APPLICANT:** JANE R. WARD

**PROJECT:** PROPOSED BUSINESS PARK WITH SPECIFIC C1 USES

**PROJECT ADDRESS:** 17 ADJ +/-

**PROJECT LOCATION:** 17 ADJ +/-

**PROJECT ZONING:** R1C (H-90-66)

**PROJECT DATE:** 08/12/2005

**PROJECT DRAWN BY:** JANE R. WARD

**PROJECT CHECKED BY:** JANE R. WARD

**PROJECT DATE:** 08/12/2005

**PROJECT SCALE:** 1" = 100'

**PROJECT SHEET:** 1

**REZONING/MASTER PLAN**

**MAI TE PROJECT**

**Coastal**

**1**