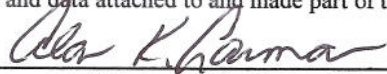
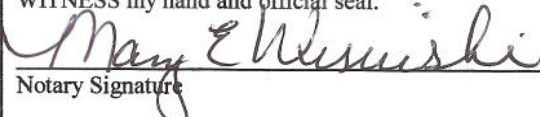

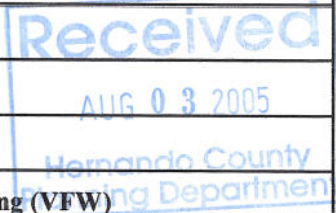


HERNANDO COUNTY ZONING AMENDMENT PETITION  
Application to Change a PDP Zoning Classification

Date: August 3, 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> Johannes Schalekamp			
Mailing Address:	P.O. Box 690428 Orlando, FL 32869		
Daytime Phone:	(407) 345-8114	FAX No.:	(407) 352-9747
<b>REPRESENTATIVE:</b> Civil-Tech Consulting Engineers, Inc.			
Mailing Address:	P.O. Box 655 Brooksville, FL 34605		
Daytime Phone:	(352) 796-6319	FAX No.:	(352) 799-9203
<b>PUBLIC CONTACT PERSON:</b> Alan K. Garman		Daytime Phone: (352) 796-6319	
		FAX No.: (352) 799-9203	
<b>CONDUCT AT PUBLIC HEARINGS</b>			
Will Expert Witness be utilized during the public hearings? <b>Yes</b>			
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 Legal Description      Section 23, Township 23 S, Range 18 E			
Size of Area Covered by Application:		6.10 acre +/-	
Highway & Street Boundaries: Anderson Snow Road			
Current Zoning Classification: PDP(IND)			
Zoning Classification Desired: PDP(CP) with Special Exception Use for Public Assembly Building (VFW)			
Has a public hearing been held on this property within the past twelve months? No			
<b>ACKNOWLEDGMENT</b>			
This acknowledgment must be signed in the presence of a Notary Public.			
I, <u>Alan K. Garman</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 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	
STATE OF FLORIDA		COUNTY OF HERNANDO	
On this the <u>3rd</u> day of <u>August</u> , 20 <u>05</u> , before me, the undersigned Notary Public of the State of Florida, personally appeared <u>Alan K. Garman</u> 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		 Mary E Wisniewski My Commission DD100783 Expires March 17 2006	
The individual(s) are <input checked="" type="checkbox"/> personally known to me or, <input type="checkbox"/> presented the following identification: _____			



## **Legal Description**

The West 320 feet of the South 380 feet and the East 404 feet of the South 380 feet of that portion lying East of Anderson Snow Road within unplatted area of the Holland Spring Industrial Park, all being in Section 23, Township 23 S., Range 18 East, Hernando County, Florida. A more detailed legal description shall be furnished upon surveying.

The entire area under consideration is Parcel B-1(2.6 acres) and Parcel B-5(3.5 acres) as depicted on the included plan for a total of 6.10 acres.

**ENGINEER'S NARRATIVE  
FOR  
Corporate Park & Special Exception Use  
Holland Spring Industrial Park**

**LOCATION:** The project is located on the East side of Anderson Snow Road North of Anderson Snow Park. The application is for two separate parcels. These two parcels are only a portion of future development in the area. Both parcels are within the previously approved Holland Spring Industrial Park.

**LEGAL DESCRIPTION:** The West 320 feet of the South 380 feet and the East 404 feet of the South 380 feet of that portion lying East of Anderson Snow Road within unplatted area of the Holland Spring Industrial Park, all being in Section 23, Township 23 S., Range 18 East, Hernando County, Florida. A more detailed legal description shall be furnished upon surveying. The entire area under consideration is Parcel B-1(2.6 acres) and Parcel B-5(3.5 acres) as depicted on the included plan for a total of 6.10 acres.

**INTENDED USE:** It is intended to develop Parcel B-1 with a restaurant and strip center. These proposed uses would be limited to uses included within the Corporate Park zoning designation. We would anticipate these uses being in harmony with the very active county park adjacent to the South. Parcel B-5 is proposed for a re-location of the Spring Hill VFW. The VFW has experienced growing pains over the past few years in their current location. The goal here is to construct a new facility not fronting on a major collector such as Spring Hill Drive.

**UTILITIES:** Both Water and Sewer are available within the right-of-way of Anderson Snow Road. Additional facilities are to be constructed by the Developer to connect to county water. Additional facilities are to be constructed by the Developer to connect to a privately owned pumping station near Anderson Terrace. This pumping station in turn will be upgraded and dedicated to Hernando County Utilities upon completion. Adequate capacity is available in the County's treatment facilities.

**ACCESS:** The site is proposed to be accessed from Anderson Snow Road. Two commercial connections are proposed. The North driveway will be a roadway at some point in time constructed to Hernando County standards and upon completion of development shall be dedicated to Hernando County when platting is accomplished.

The Southern connection is to be a private driveway to Parcel B-1 and will be located closer to the existing park

In addition, cross parking connections are proposed between the two separate uses on Parcel B-1. This is to limit the interconnected traffic access to Anderson Snow Road. If this site is separated, a cross-parking agreement will be included as a part of the transaction.

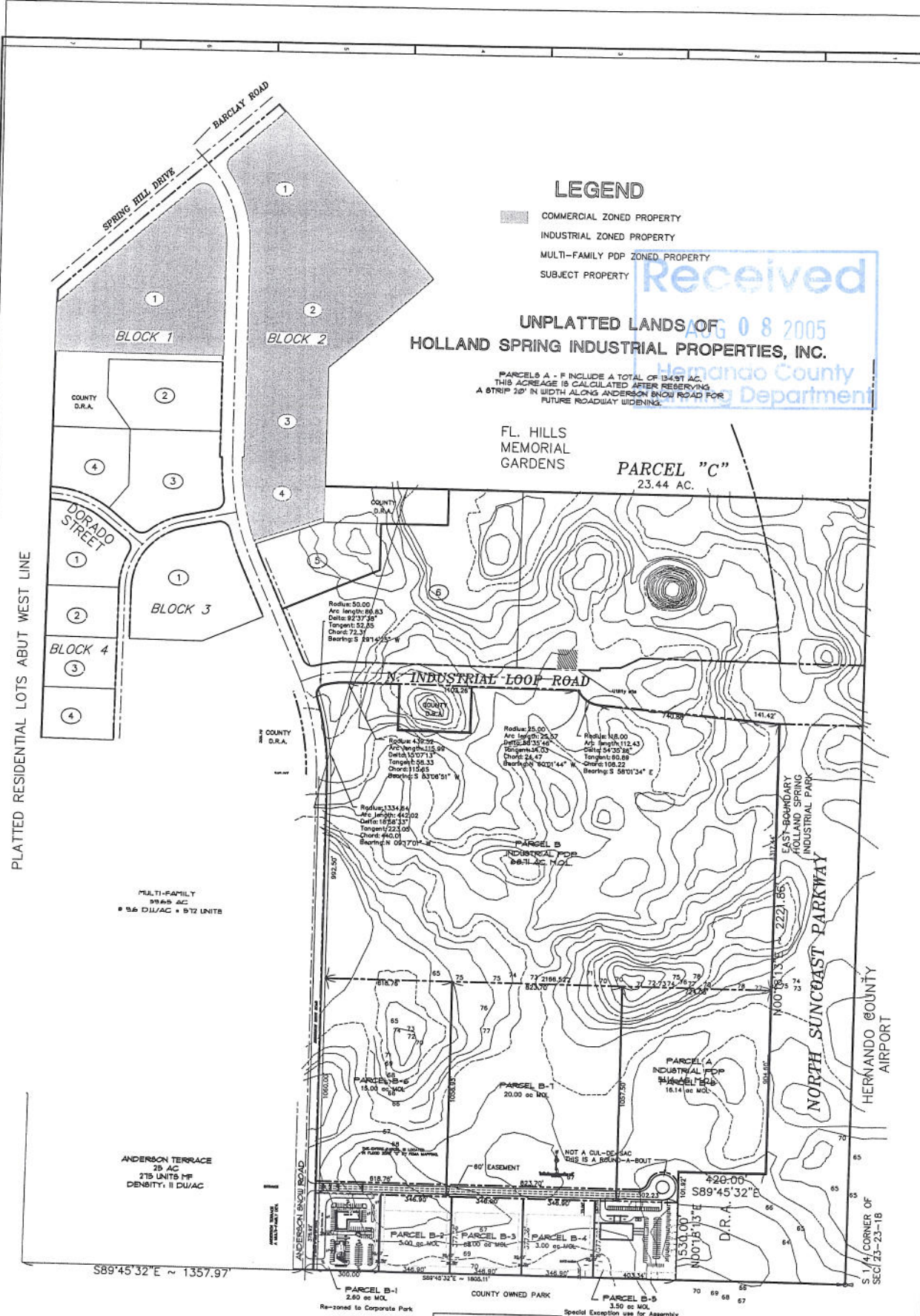
**SETBACKS:** The applicant is not requesting any deviation from the typical County setbacks.

**BUFFERING:** No additional buffering is planned other than the typical buffers and landscaping required by the County's landscape ordinance.

**SOILS:** The existing soils are Candler fine sands. Candler sand is a rapid drained soil in the Western end of Hernando County.

**ENVIRONMENTAL:** No wetlands exist. The site is suitable habitat for the gopher tortoise. The Developer will upon approval contract with an environmental firm to provide a gopher tortoise survey and the proper documents to register with the State.

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.



**LEGEND**

- COMMERCIAL ZONED PROPERTY
- INDUSTRIAL ZONED PROPERTY
- MULTI-FAMILY PDP ZONED PROPERTY
- SUBJECT PROPERTY

Received

AUG 08 2005

Hernando County  
Department of Planning

**UNPLATTED LANDS OF  
HOLLAND SPRING INDUSTRIAL PROPERTIES, INC.**

PARCELS A - F INCLUDE A TOTAL OF 134.97 AC.  
THIS ACREAGE IS CALCULATED AFTER RESERVING  
A STRIP 20' IN WIDTH ALONG ANDERSON SNOW ROAD FOR  
FUTURE ROADWAY WIDENING.

FL. HILLS  
MEMORIAL  
GARDENS

**PARCEL "C"**  
23.44 AC.

PLATTED RESIDENTIAL LOTS ABUT WEST LINE



MULTI-FAMILY  
99.65 AC  
# 56 DU/AC • 972 UNITS

ANDERSON TERRACE  
28 AC  
275 UNITS MF  
DENSITY: 11 DU/AC

PARCELS B-2, B-3, AND B-4 ARE  
TO REMAIN ZONED INDUSTRIAL

Special Exception use for Assembly

DATE	BY	REVISION
5/21/05	AK	1
5/21/05	AK	2
5/21/05	AK	3
5/21/05	AK	4
5/21/05	AK	5
5/21/05	AK	6
5/21/05	AK	7
5/21/05	AK	8
5/21/05	AK	9
5/21/05	AK	10

**CIVIL-TECH CONSULTING ENGINEERS, INC.**

*CIVIL ENGINEERS & PLANNERS*

12 South Main Street, Brooksville, FL 34607  
Phone - (352) 796-6319 / Fax - (352) 799-9203  
WWW.Civil-Tech.com  
Registration # EB-000748

**UNPLATTED LANDS  
HOLLAND SPRING INDUSTRIAL PARK  
CONCEPTUAL PLAN**

NO.	DESCRIPTION	REV.	DATE

This plan shall not be used as a construction document, unless stamped "APPROVED FOR CONSTRUCTION".

