

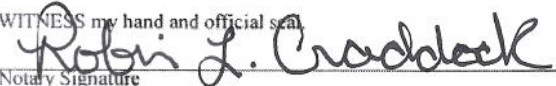

HERNANDO COUNTY ZONING AMENDMENT PETITION  
Application to Change a Zoning Classification

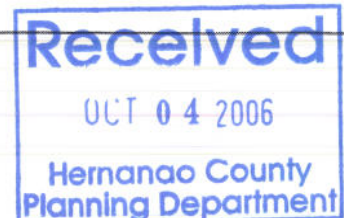
H06113

10-04-2006

Date: \_\_\_\_\_

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> Babak Behzadzadeh		
Mailing Address: 4760 N Lariat Dr Castle Rock CO 80108		
Daytime Phone: 352-683-9566	FAX No.:	E-Mail Address:
<b>REPRESENTATIVE:</b> A Civil Design Group LLC		
Mailing Address: PO BOX 795 ARIPEKA FL 34609		
Daytime Phone: 352-683-9566	FAX No.: 352-683-9567	E-Mail Address: MIKEB@ACIVILDESIGN.COM
<b>PUBLIC CONTACT PERSON:</b> RICHARD J MATASSA PE # 51431 A CIVIL DESIGN GROUP LLC.		
Daytime Phone: 352-683-9566	FAX No.: 352-683-9567	E-Mail Address: RICHARDM@ACIVILDESIGN.COM
Will Expert Witness be utilized during the public hearings? NO		
Will additional time will be required during the public hearing and how much? NO		
<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. LOT 25, POTTERFIELD GARDEN ACRES, SECTION M AS RECORDED ON PLAT BOOK 5 PAGES 66 & 67 AS RECORDED ON PLAT BOOK 5 PAGES 66 THRU 68 INCLUSIVE SEC 26 TWP 22S (S) RANGE 18E (E)		
Size of Area Covered by Application: APPROX 4.1 ACRES		
Highway & Street Boundaries: HORN AVENUE ON THE SOUTH		
Current Zoning Classification: AR2		
Zoning Classification Desired: PDP OP		
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>Richard J. Matassa</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 <input checked="" type="checkbox"/>	COUNTY OF HERNANDO <input checked="" type="checkbox"/>	
On this the <u>4TH</u> day of <u>OCTOBER</u> , 20 <u>  </u> , before me, the undersigned Notary Public of the State of Florida, personally appeared _____ 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		 Notary Public State of Florida & COMMISSION Robin L Craddock My Commission DD579409 Expires 07/30/2010
The individual(s) are <input checked="" type="checkbox"/> personally known to me or, <input type="checkbox"/> presented the following identification: _____		





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Aripeka, FL 34679

Street Address:  
12525 Spring Hill Drive  
Spring Hill, FL 34609  
Phone: 352-683-9566  
Fax: 352-683-9567

- Civil Commercial Site Design
- Subdivision Design
- Drainage Design
- Transportation Engineering
- Utility Engineering
- Roadway Engineering
- Commercial and Residential Structural Design
- Building Engineering

## Behzadzadeh Rezoning Rezoning Narrative (October 2006)

The subject property consists of approximately 4.1 acres located in Section 26, Township 22 South, Range 18 East, Hernando County, Florida. The property is located north of Horn Avenue and east of Summer Street. This parcel is further identified, by the Hernando County Property Appraiser, as parcel key number: 01001560.

### ZONING:

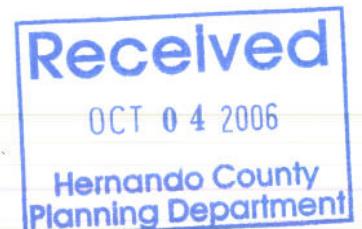
The applicant is requesting rezoning from AR2 to PDP (OP). The surrounding zoning consists of C2 to the south; and AR2 to the north, east and west a portion of the property to the west is zoned for a radio station tower. Additionally, east of Fall Street is PDP (HC) (GC w/ C2 use for auto dealer) (OP) and R1C. Access to the property would be gained from Horn Avenue.

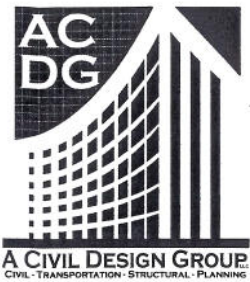
### FUTURE LAND USE:

The Hernando County Future Land Use Map indicates that the property is within the Commercial designation. There is no active residential development in this area. As evidenced by the adjacent St Pete Times complex and other recently approved commercial rezonings, the area has changed drastically from its original rural residential configuration.

### FLOOD PLAIN

The property is physically conducive to development It lies within Zone C according to FIRM Community-Panel 120110 0175B. Zone C is an area not expected to flood in the 100-year storm event





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### **SOILS:**

According to the USDA Soil Survey for Hernando County, soil present on this property is Candler fine sand. is described as being excessively drained soil, typical of upland sandhill areas of the County.

A pedestrian survey of the site was conducted on September 28, 2006, during which the following was observed:

The property is vacant and undeveloped.

Tree species consist of scrub oaks (blackjack, post and turkey), and slash and longleaf pine.

Groundcover consists of barren areas of pine straw and some indiagrass, chalky bluestem, pineland three-awn, panicum, annual forbs and scattered palmetto.

No regulated trees were noted.

Gopher tortoise burrows were observed on site indicating this species of special concern.

### **WETLANDS:**

No wetlands or other surface waters were noted on the subject property during the September 28, 2006 pedestrian survey.

### **TOPOGRAPHY:**

The subject property gently slopes from an elevation of approximately a high of 70' toward the south.

### **ADEQUATE ACCESS:**

Access is gained from Horn Avenue. Development along the portion of SR 50 lying east of the Suncoast Parkway, may reduce the traffic that would otherwise enter the more crowded link to the west. There is also an advantage to having commercial property in close proximity to Suncoast Parkway.



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### **BUILDING SETBACKS:**

From Horn Ave. = 35'  
From Summer St 35'  
Side = 35'  
Rear 35'

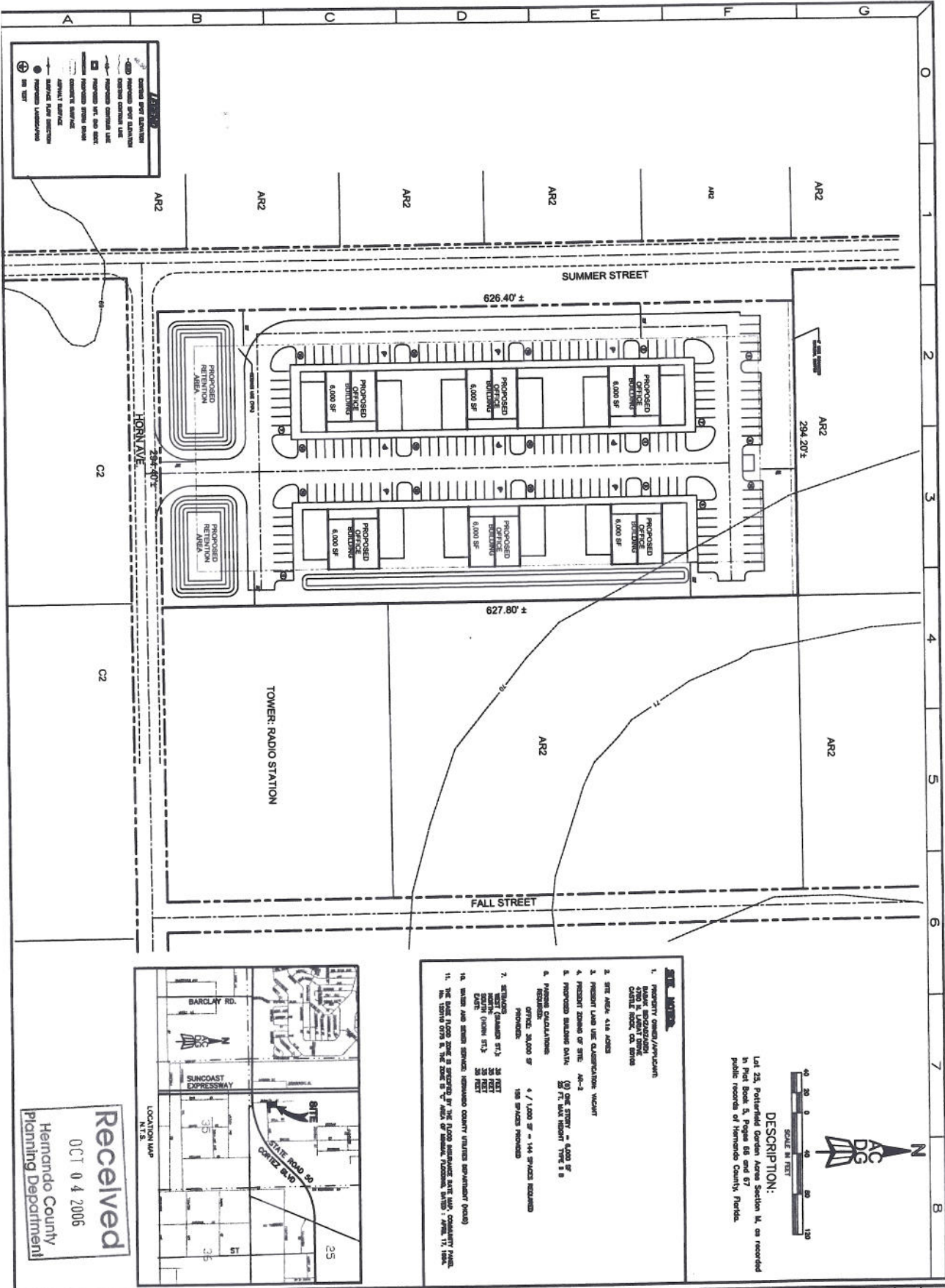
### **BUFFERING:**

A 5' enhanced natural vegetative buffer is proposed on along the northern and eastern boundary.

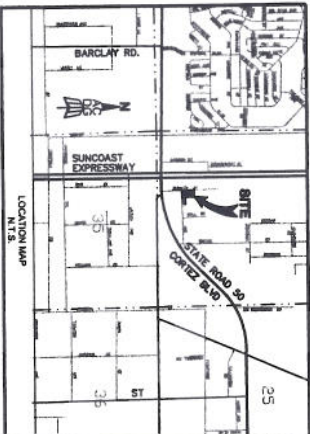
### **WATER AND SEWER:**

The Hernando County Utilities Department has sewer and water service in the area.

*I:\Projects\06005\060051 Behzadzadeh Rezoning narrative.doc*



Received  
 OCT 04 2006  
 Hernando County  
 Planning Department



- SITE NOTES:**
1. PROPERTY OWNER/APPLICANT: [Name redacted]
  2. SITE AREA: 418 ACRES
  3. PRECINCT LAND USE CLASSIFICATION: WDCMHT
  4. PRECINCT ZONING OF SITE: AR-3
  5. PROPOSED BUILDING DATA: (9) ONE STORY - 6,000 SF  
25 FT. SIDE HEIGHT 17'6" S.F.
  6. PROPOSED CALCULATIONS:  
OFFICE: 30,000 SF  
PROVIDER: 150 SPACES PROVIDED
  7. STAIRS: 30 FEET
  8. ELEVATION: 30 FEET
  9. WIND SPEED: 30 FEET
  10. WIND AND STORM SERVICES: HERNANDO COUNTY (UNITED STATES DEPARTMENT OF COMMERCE)
  11. THE BUILDING SHALL BE DESIGNED BY THE LOCAL JURISDICTION STATE LAW, COUNTY ORDINANCE, AND LOCAL ORDINANCE. THE CODE OF BUILDING (SECTION 510.0) - APRIL 17, 1996.

**DESCRIPTION:**  
 Lot 23, Peterfield Garden Home Section 1a, as recorded in Plat Book 5, Pages 66 and 67 public records of Hernando County, Florida.

0 20 40 60 80 100 120 140 150  
 SCALE IN FEET

North Arrow

SHEET NO. 1 of 1	PREPARED BY: KAM/ALX AS NOTED DATE: 09-25-06 DRAWN BY: [Name redacted] DATE: 09-25-06 CHECKED BY: [Name redacted] DATE: 09-25-06 DESIGNED AND APPROVED: [Name redacted] DATE: 09-25-06	<b>BEHZADZADEH OFFICE COMPLEX</b> <b>HERNANDO COUNTY, FL</b> <b>ZONING EXHIBIT</b>	<b>A CIVIL DESIGN GROUP, L.L.C.</b> CIVIL ENGINEERS & PLANNERS 13008 Spring Hill Drive Spring Hill, FL, 34608 Phone - (352) 683-6666 WWW.ACivilDesign.com Registration # EB-27060	
	This plan shall not be used as a construction document, unless stamped "APPROVED FOR CONSTRUCTION".			