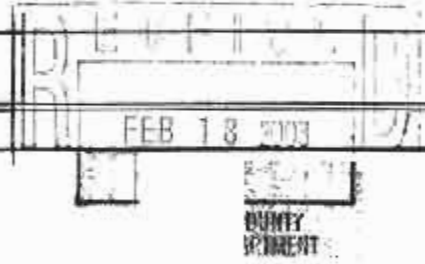


HERNANDO COUNTY ZONING AMENDMENT PETITION
Application to Change a Zoning Classification

Date: February 5, 2003

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

APPLICANT: Donald Penna	
Mailing Address:	5130 Westshore Dr. New Port Richey, FL 34652
Daytime Phone: (352) 796-6319	FAX No.: (352) 799-9203
REPRESENTATIVE: Civil-Tech Consulting Engineers, Inc.	
Mailing Address: P.O. Box 655	Brookville, FL 34605
Daytime Phone: (352) 796-6319	FAX No.: (352) 799-9203
CONDUCT AT PUBLIC HEARINGS	
Will Expert Witness be utilized during the public hearings? <u>Yes</u>	
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. Lot 16 Block 159, Spring Hill Unit 3 SEC. 32 TWP. 23 S. RANGE 17 E	
Size of Area Covered by Application:	0.4 acre <i>4/16</i>
Highway & Street Boundaries:	Spring Hill Drive
Current Zoning Classification:	PDP-MF
Zoning Classification Desired:	PDP-OP
Has a public hearing been held on this property within the past twelve months?	No



ACKNOWLEDGMENT

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

Alan K. Garman, 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.

Alan K. Garman
Signature of Applicant or Representative

STATE OF FLORIDA, COUNTY OF HERNANDO,

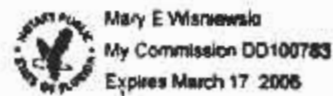
On this the 18 day of February 2003, before me, the undersigned Notary Public of the State of Florida, personally appeared Alan K. Garman and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal.

NOTARY SEAL & COMMISSION
EXPIRATION:

Mary E. Wisniewski
Notary Signature

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



**ENGINEER'S NARRATIVE
FOR
Armbruster Medical Office
Spring Hill Drive**

LOCATION: This property is located on the South side of Spring Hill Drive, East of the Greenbriar Condominium and West of Omaha Circle. It is located in an area where other lots have recently been re-zoned for office professional.

LEGAL DESCRIPTION: The petition is for lot 16 of Block 159, Spring Hill Unit 3.

DESIRED ZONING: The petitioner has entered into contract to purchase Lot 16 to construct a medical office with parking.

UTILITIES: Both central water and sewer are available through Florida Water Services.

SOILS: SCS mapping indicates the native soils to be Candler Fine Sand.

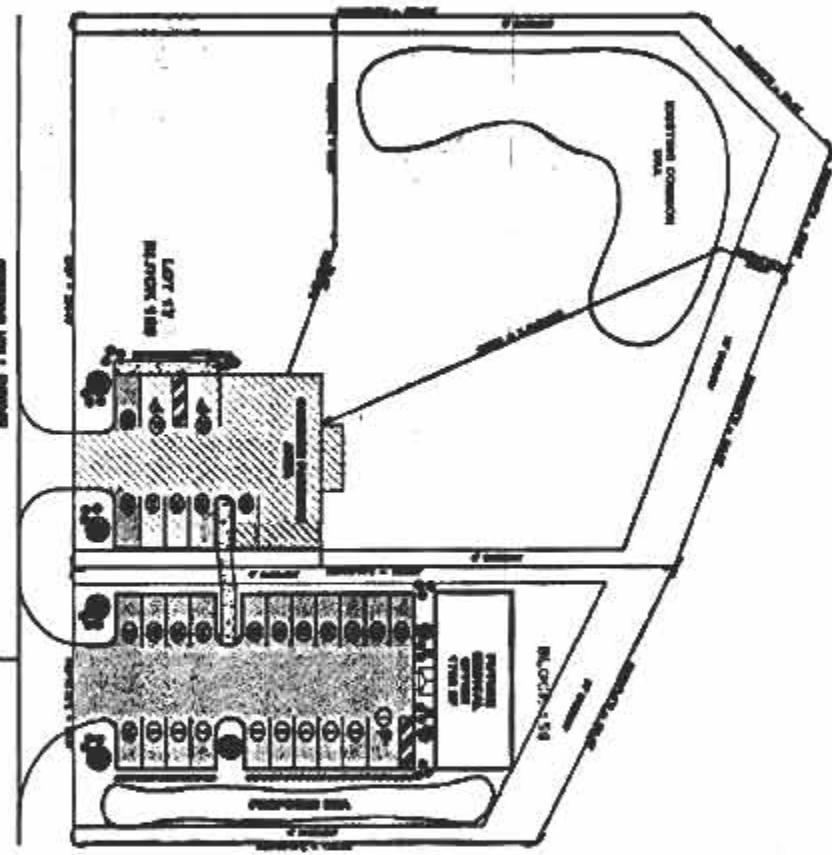
DRAINAGE: If approved, this construction will be required to be permitted through SWFWMD, FWS, and Hernando County. The proposed parking and roof areas will be graded to convey stormwater runoff to a planned retention area on-site.

SETBACKS: The proposed parking lot and building will meet the setbacks as set forth in the deed restrictions for Spring Hill Unit 3 multi-family area.

ACCESS: The proposed parking lot shows an access drive to Spring Hill Drive. This will be a right-in / right-out drive.



RECEIVED
 FEB 18 2003
 PROJECT NO. 03-001
 CIVIL-TECH CONSULTING ENGINEERS, INC.



LEGAL DESCRIPTION:
 LOT 1, BLOCK 1, SUBDIVISION 1, TOWNSHIP 1, RANGE 1, COUNTY OF ...

AREA DESCRIPTION:
 1. ...
 2. ...
 3. ...

LEGEND:
 [Symbol] ...
 [Symbol] ...



DATE: 1/27/03
 DRAWN BY: ...
 CHECKED BY: ...

CIVIL-TECH CONSULTING ENGINEERS, INC.
 1000 ...
 ...

**ARMBRUSTER MEDICAL OFFICE
 CONCEPTUAL SITE PLAN**