

HERNANDO COUNTY ZONING AMENDMENT PETITION
Application to Change a Zoning Classification

Date: March 12, 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: Herbert Miller

Mailing Address: 228 Circle Drive
Morehead, KY 40351

Daytime Phone: (352) 796-6319

FAX No.: (352) 799-9203

REPRESENTATIVE: Civil-Tech Consulting Engineers, Inc.

Mailing Address: P.O. Box 655
Brooksville, 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? Yes

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.

R32 323 17 5160 0971 0180 & R32 323 7 5160 0971 0170

SEC 18 TWP 23 S RANGE 18 E

Size of Area Covered by Application: 1.75 acre +/-

Highway & Street Boundaries: Portillo Road and Chalmer St.

Current Zoning Classification: PDP-MF

Zoning Classification Desired: 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.

I, 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 12 day of March, 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.

Mary E. Wisniewski
Notary Signature

NOTARY SEAL & COMMISSION
EXPIRATION:



Mary E. Wisniewski
My Commission DD100783
Expires March 17 2006

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

**ENGINEER'S NARRATIVE
FOR
Miller Re-zoning**

LOCATION: These properties are located Southwest corner of Chalmer Street and Portillo Road, 187 feet East of Landover Blvd. Lot 18 is at the Southwest corner of the intersection of these two streets with Lot 17 being adjacent to the South. It is located in an area where other lots have recently been re-zoned for office professional.

LEGAL DESCRIPTION: This petition is for Lots 17 and 18 of Block 971 of Spring Hill Unit 16.

EXISTING/DESIRED ZONING: The current zoning of both of these lots is PDP - MF. We desire to re-zone both to PDP - OP to permit the development of medical offices and possible out-patient facilities. Lot 1 to the West is currently in the re-zoning process to be re-zoned from MF to OP

UTILITIES: Both central water and sewer are available through Florida Water Services. The future building(s) will apply for service during the permitting process for each.

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

DRAINAGE: The site will be required to meet the surface water permitting as required by Hernando County and SWFWMD.

SETBACKS: The setbacks on this parcel are determined by the deed restrictions for Spring Hill commercial lots in Unit 16. The setbacks have been indicated on the proposed site plan.

ACCESS: Two access connections are proposed. One each for Portillo and Chalmer.

Buffering/ Landscaping: The site will be required to meet the present landscape ordinance. Additional Buffering has been proposed along the South line of Lot 17 where the proposed project would abut property still zoned PDP - MF.

