

HERNANDO COUNTY ZONING AMENDMENT PETITION
Application to Change a Zoning Classification

Date: May 7, 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: Richard Unterweger

Mailing Address: 9005 Michigan Ave.
Brooksville, FL 34613

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.

Lots 52 & 53, Happy Acres (R24 222 17 2290 0000 0520 & R24 222 17 2290 0000 0530

SEC 24 TWP 22 S RANGE 17 E

Size of Area Covered by Application: 2.65 acre +/-

Highway & Street Boundaries: Merango, U.S. 19

Current Zoning Classification: AR2

Zoning Classification Desired: C-2

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 May, 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.

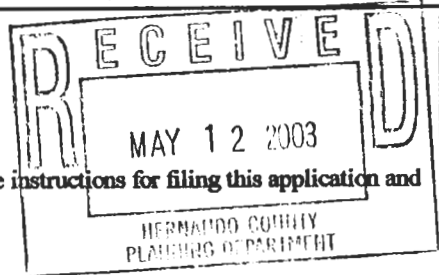
Mary E. Wisniewski
Notary Signature

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
Unterweger Commercial**

LOCATION: The site is on the east side of U.S. 19 approximately 2.6 miles north of S.R. 50. Woodland Waters, an upscale development is located to the north.

LEGAL DESCRIPTION: Lots 52 and 53 of Happy Acres, Section 24, Township 22 S., Range 17E., Hernando County, Florida.

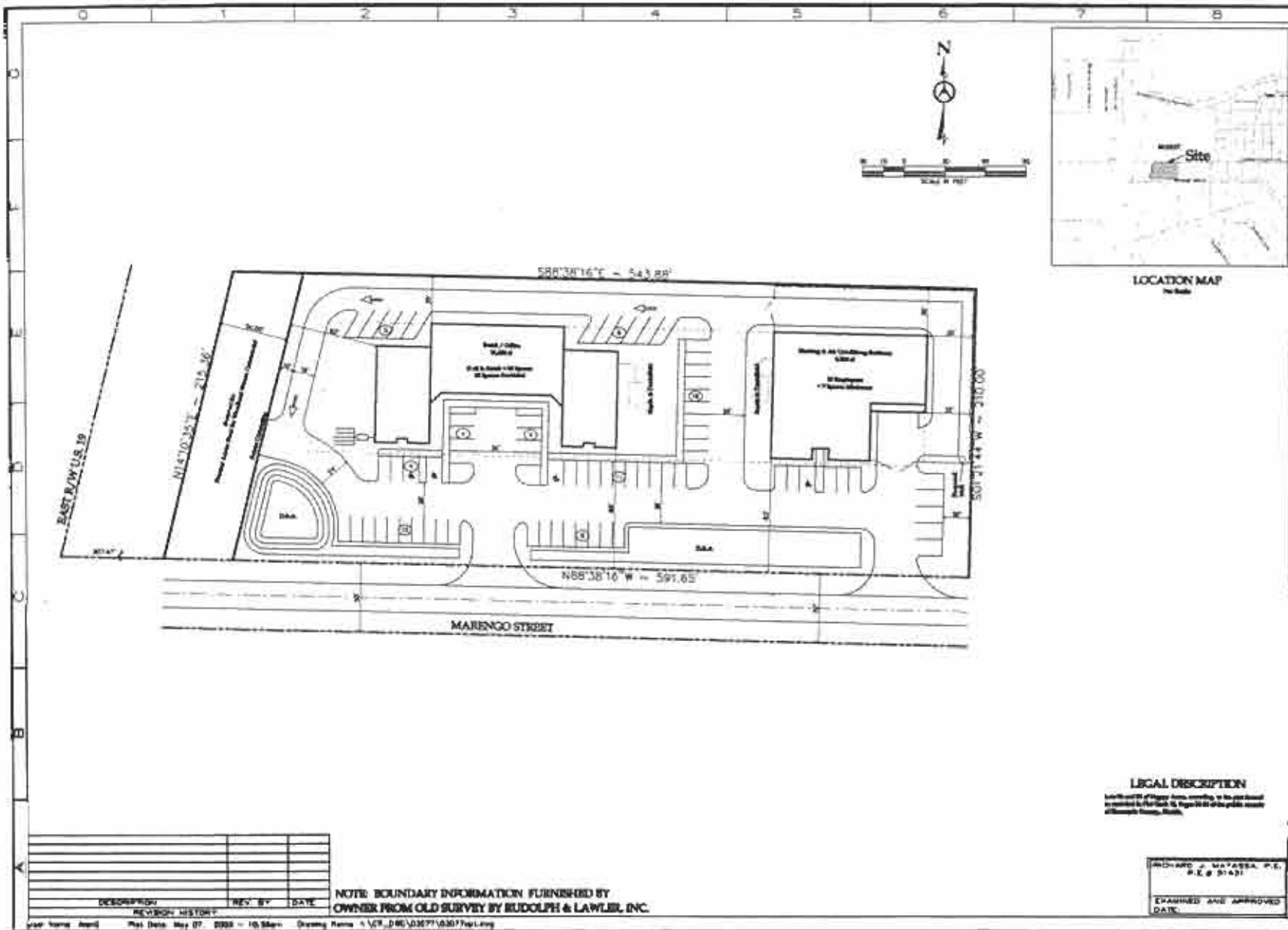
INTENDED USE: The petitioner is in the air conditioning/heating business. His business installs new systems as well as providing repair service. If approved, this facility would be for his business and other similar C-2 uses.

DESIRED ZONING: C-2

ACCESS: The site fronts Merengo Street, which connect to U.S. 19. Woodland Waters has commercial land to the north. The owner of this commercial land is desirous to connect to this road through the petitioner's property. The fifty (50') access strip along the western boundary of the submitted site plan allows for such access. If approved, this site would use this same access, along with Merengo Street to reach U.S. 19.

UTILITIES: Presently there is no water service to this site. However, Woodland Waters is serviced by County water. If and when the access connection is made, water service from Woodland Waters could be extended to this site.

The cost to connect to public sewer in U.S. 19 is prohibitive. The wastewater generated by the intended uses should not prohibit the use of an on-site septic system. The native soils are Candler Fine, which are conducive to such facilities.



LOCATION MAP
No Scale

**UNTEWEGER COMMERCIAL
CONCEPTUAL SITE PLAN**

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



DESIGNED BY
R. J. MARASSA
CHECKED BY
R. J. MARASSA
DATE
05/27/2007
SHEET NO.
1 OF 1

LEGAL DESCRIPTION
See Record of Survey filed according to the plan located
in records in the Public Records Office of the public records
of Broward County, Florida.

RICHARD J. MARASSA, P.E.
P.E. # 11421
EXAMINED AND APPROVED
DATE

NOTE: BOUNDARY INFORMATION FURNISHED BY
OWNER FROM OLD SURVEY BY RUDOLPH & LAWLER, INC.

DESCRIPTION	REV BY	DATE