

HERNANDO COUNTY ZONING AMENDMENT PETITION
Application to Change a Zoning Classification

Date: September 10, 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: Thomas Owens

Mailing Address: 1321 Ponce de Leon
Brooksville, FL 34601

Daytime Phone: (352) 796-5805

FAX No.:

REPRESENTATIVE: Civil-Tech Consulting Engineers, Inc.

Mailing Address: P.O. Box 655
Brooksville, FL 34605

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PUBLIC CONTACT PERSON: Alan K. Garman

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.

R28-421-19-0000-0030-0011 SEC 28 TWP 21 S RANGE 18 E
R29-421-19-0000-0110-0012 SEC 29 TWP 21 S RANGE 19 E

Size of Area Covered by Application: 3.8 acre +/-

Highway & Street Boundaries: U.S. 98

Current Zoning Classification: AG

Zoning Classification Desired: PDP(HHC)

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 19 day of September, 2003, before me, the undersigned Notary Public of the State of Florida, personally appeared Alan K. Garman 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 X personally known to me or, presented the following identification: _____

**ENGINEER'S NARRATIVE
FOR
OWENS PROPERTY**

Location: This petition is for a 3.8 acre portion of Section 28 lying on the Southwest side of U.S. Highway 98 north of Cobb Road and approximately 2,000 ft south of Lake Lindsay Road.

Existing Zoning: The parcel is zoned AG

Proposed Zoning: The Petitioner wishes to re-zone his property from AG to PDP heavy highway commercial.

Soils: According to the Soils Conservation Service soils manual for Hernando County, the native soils consist of Micanopy loamy fine sand. Micanopy loamy sand is the native soil of the of this area. It is classified as being in Hydrologic Group "A" of the soils classification with "A" being the best condition and "D" the worst condition for development.

Wetlands: There are no wetlands within the project. The entire project is located in the upland of Chisegut basin.

Drainage Considerations: As previously stated, the soils are very conducive to development. In this area to allow for rapid percolation of stormwater runoff. a drainage system where ponds treat the storm water before it is discharged shall be utilized. The proposed drainage ponds will be required to provide water quality treatment, attenuation of the 25 and 100 year - 24 hour storm events.

Access: The property is accessed presently from U.S. Highway 98, a 2 lane collector roadway.

Utilities: The petitioner shall construct an on site septic system and a well for this project.

Closing: The petitioner at this time ask respectfully that you approve the rezoning of his Property so he may commence with site planning and then on to construction of his project.

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 during 8:00 AM to 5:00 PM, Monday thru Friday. If you have any questions, please contact us at 352-754-4057. Thank you.

