

HERNANDO COUNTY ZONING AMENDMENT P.E. 1111111111
Application to Change a Zoning Classification

Date:

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

APPLICANT: Michael A. Pikas

Mailing Address: 1236 N. Florida Ave, Tarpon Springs, FL 34689

Daytime Phone: (727) 937-7220 FAX No: (727) 781-0491

REPRESENTATIVE: Paul H. Nessler, Jr., Attorney

Mailing Address: 10002 Cortez Blvd, Spring Hill, FL 34606

Daytime Phone: (352) 596-4242 FAX No: (352) 596-8111

PUBLIC CONTACT PERSON: same as above

Daytime Phone: (352) 596-4242 FAX No: (352) 596-8111

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): 30 minutes

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 W-657, W-658, W-659, W-660, Weeki Wachee Woodlands, Unit #1 PB6, Pg. 89, Public Records Hernando County
SRC 15-16 AWP 235(S) RANGE 17 (F)

Size of Area Covered by Application: .8 acre

Highway & Street Boundaries: Forest Oaks on North / Thunderbird on West / Ramona on South

Current Zoning Classification: R-1

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, Michael A. Pikas, 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.

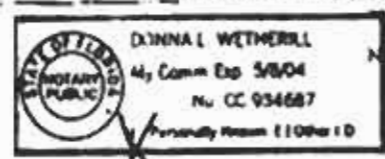
All answers to the questions in said application, all sketches and data attached to and made part of this application, being by me or by me in the best of my knowledge and belief.

[Signature]
Signature of Applicant or Representative

STATE OF FLORIDA FLORIDA COUNTY (OF) HERNANDO PINELLAS

On this the 2nd day of December, 2002, before me, the undersigned Notary Public of the State of Florida, 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:
[Signature]
Notary Signature



NOTARY SEAL & COMMISSION EXPIRATION: 5/8/04

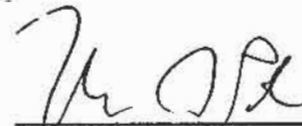
The individual(s) are personally known to me, or presented the following identification:

NARRATIVE

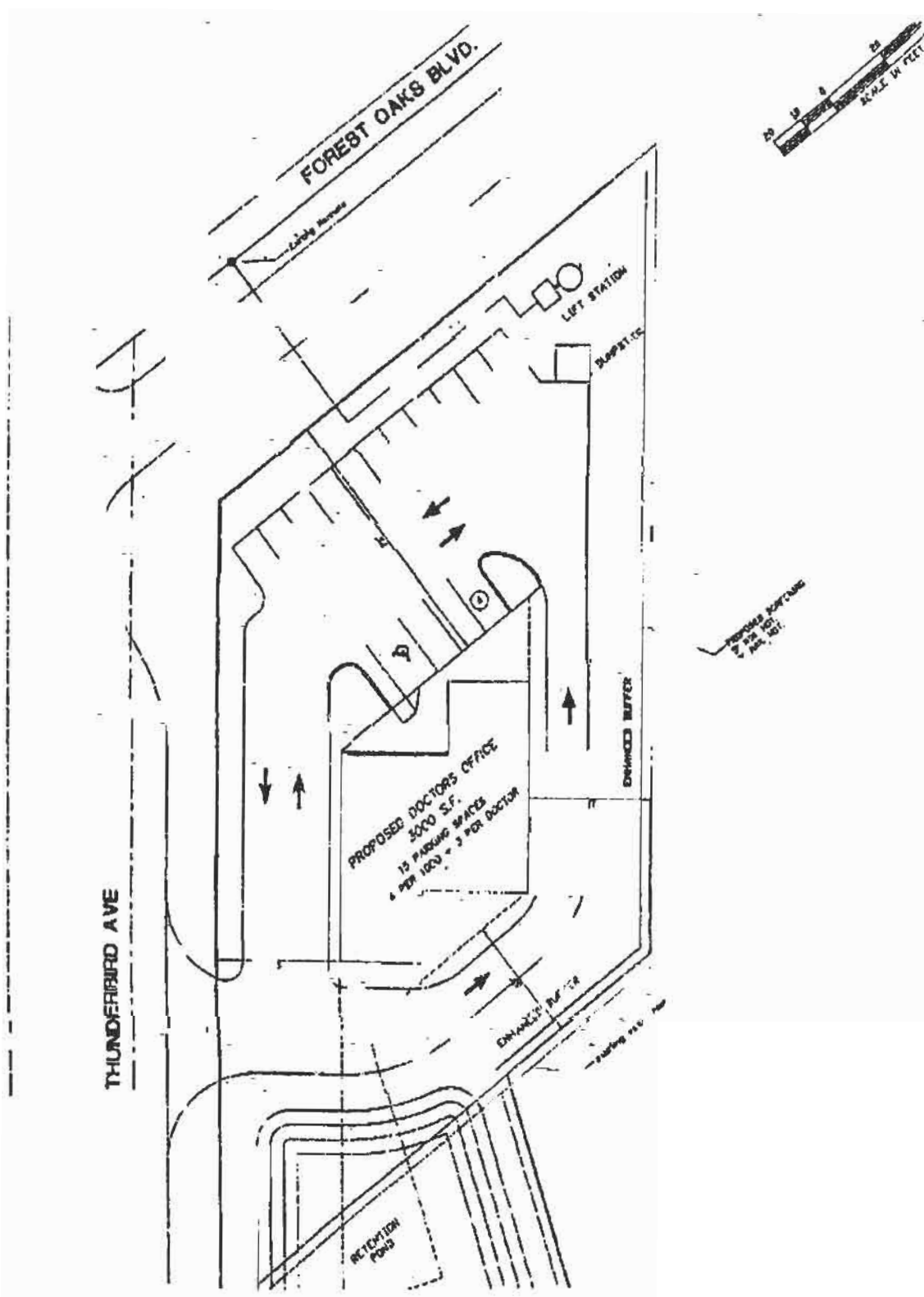
Applicant, Dr. Michael A. Pikos, is the owner of the .8 acres of land which is the subject of this rezoning from **Residential** to **Office Professional**. Dr. Pikos acquired said land in August of 1988, as a site for his business, Coastal Jaw Surgery, which currently is located at 4372 Commercial Way, Spring Hill, Hernando County, Florida, and has been at this location since 1988. The surrounding area has existing office professional use as shown in the attached Exhibit A, including a podiatrist, a florist, a gas station, a service station, a shopping center, a bank with office space and the Hernando County Government Complex. The land on which the podiatrist operates, like the subject parcel, is also part of the Weeki Wachee Woodlands development, having been rezoned for such use in the past.

The property and the building to be constructed would front Forest Oaks Boulevard, a four (4) lane divided road, however, to ease traffic congestion, ingress and egress would be on Thunderbird Avenue. The site would provide adequate buffering from adjacent properties and be aesthetically compatible with the surrounding area. Additionally, as the use would be office professional, the hours of operation would not impact the nearby residential uses in any way.

We believe rezoning of the parcel is appropriate as it is located in an expanding professional area, and Office Professional is the property's highest and best use, while having no negative impact on the surrounding area.



MICHAEL A. PIKOS



FOREST OAKS BLVD.

THUNDERBIRD AVE

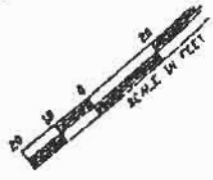
PROPOSED DOCTORS OFFICE
3000 S.F.
15 PARKING SPACES
3 PER 1000 = 3 PER DOCTOR

LIFT STATION

ENHANCED BUFFER

ENHANCED BUFFER

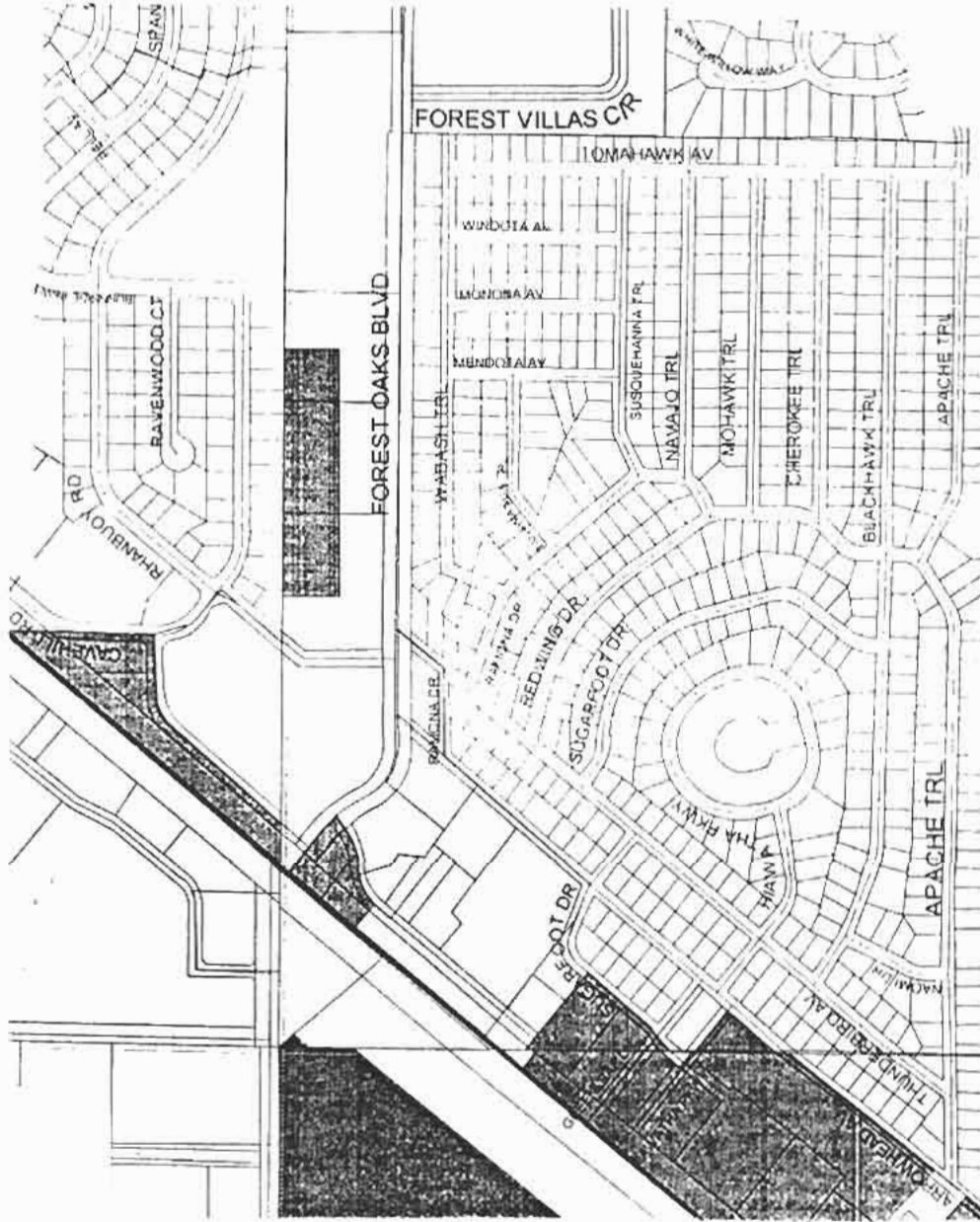
RECEPTION POOL



PARKING SPACES
3 PER 1000
S.F.



HERNANDO COUNTY



- Railroad.shp
- Runway.shp
- Corridor.shp
- Text allroads.txtDxf
- Allroads.shp
- Mjroads.shp
- Sections.shp
- old baseTcov.shp
- old baseCounty.shp
- Boundary.shp

XHIBIT "A"

