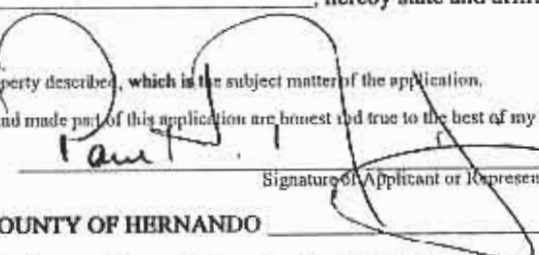
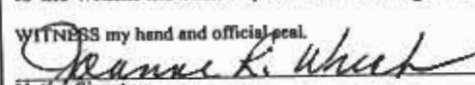
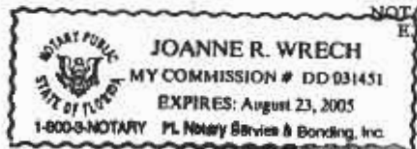


**HERNANDO COUNTY ZONING AMENDMENT PETITION**  
**Application to Change a PDP Zoning Classification**

Date: August 2003

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

<b>APPLICANT:</b>	<u>Olympia Development Group, Inc.</u>		
Mailing Address:	<u>245 Ridgeway Road, 5W Suite 100</u> <u>, Marietta, GA 30064</u>		
Daytime Phone:	<u>(770) 590-3115</u>	FAX No.:	<u>(770) 590-3116</u>
<b>REPRESENTATIVE:</b>	<u>Paul H. Nessler, Jr.</u>		
Mailing Address:	<u>10002 Cortez Boulevard, Spring Hill, FL 34613</u>		
Daytime Phone:	<u>(352) 596-4242</u>	FAX No.:	<u>(352) 596-8111</u>
<b>PUBLIC CONTACT PERSON:</b>	<u>Paul H. Nessler, Jr., Attorney</u>		
Daytime Phone:	<u>(352) 596-4242</u>	FAX No.:	<u>(352) 596-8111</u>
<b>CONDUCT AT PUBLIC HEARINGS:</b>	<u>Paul H. Nessler, Jr., Attorney</u>		
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):	<u>15 minutes</u>		
<b>Legal Description:</b>	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.		
	<u>Lots 1, 2, and 3, Block 149, SPRING HILL, UNIT THREE, per plat thereof recorded in</u> <u>Plat Book 7, Pages 80-86, Public Records of Hernando County, Florida;</u> <u>Parcel Nos. R3232317503001490010 &amp; R3232317503001490030</u> SEC _____ TWP _____ (S) RANGE _____ (E)		
Size of Area Covered by Application:	<u>1.62 acres</u>		
Highway & Street Boundaries:	<u>Spring Hill Drive and Pinehurst Drive</u>		
Current Zoning Classification:	<u>PDP-MF</u>		
PDP Zoning Classification Desired:	<u>PDP-GHC</u>		
Has a public hearing been held on this property within the past twelve months?	<u>No</u>		
<b>ACKNOWLEDGMENT</b>			
This acknowledgment must be signed in the presence of a Notary Public.			
I, <u>Paul H. Nessler, Jr.</u> , hereby state and affirm that I have read the instructions for filing this application and that:			
<input type="checkbox"/>	I am the owner of the property covered under this application.		
<input checked="" type="checkbox"/>	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.			
			
	Signature of Applicant or Representative		
STATE OF FLORIDA	COUNTY OF HERNANDO		
On this the <u>5<sup>th</sup></u> day of <u>August</u> , 20 <u>03</u> , before me, the undersigned Notary Public of the State of Florida, personally appeared <u>Paul H. Nessler, Jr.</u> 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 Signature			
The individual(s) are <input checked="" type="checkbox"/> personally known to me or, <input type="checkbox"/> presented the following identification:			
			

## N A R R A T I V E

The proposed rezoning of the northeast corner of Spring Hill Drive and Pinehurst Drive represents an economic boost to the Spring Hill Shops Shopping Center area. The Winn Dixie has been closed for years and the only pharmacy nearby is an inline Eckerd. The proposed free-standing Walgreens Drug Store will provide a much needed shopping opportunity for the local area, allowing residents to stay within the general neighborhood to meet much more of their own shopping needs.

By constructing on what is essentially a commercial outparcel to the shopping center area, it is hoped that this will be the first start towards a major redevelopment of the area's retail stores.

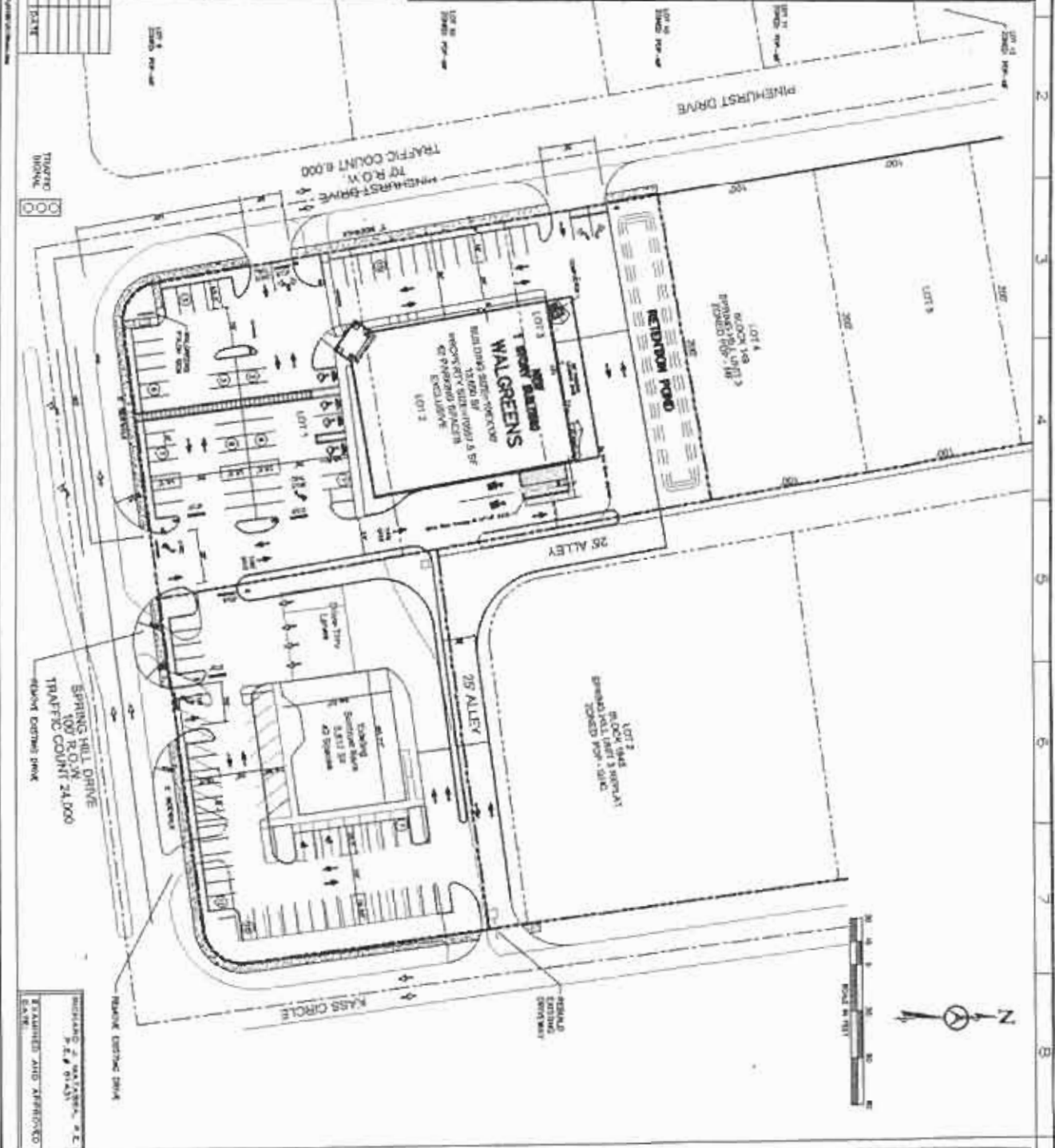
The lots associated with the proposed rezoning application are directly adjacent to commercially zoned property, and are a natural extension of the commercial development area. As a matter of fact, the hard corner owned by SunTrust has operated as a parking lot for the commercial bank facility for a number of years. This proposed rezoning application would be consistent with the adjacent users to the east and is a natural extension of that area.

In addition, this proposed rezoning application will grant a solution to an existing traffic problem at Spring Hill Drive and Kass Circle. Kass Circle is not a lighted intersection and is the source of some difficulty in attempting to turn east onto Spring Hill Drive for all of the commercial center users. The proposed Walgreens development would provide cross-access from Kass Circle to Pinehurst Drive, which is at a lighted intersection. This would be done through both cross-access between the SunTrust and Walgreens parking lots as well as utilizing an established 25 foot access easement already in place.

This proposed rezoning application has already received support from the local neighborhood. The lots, which are subject to the rezoning application, are within Unit 3 of the Spring Hill Plat. As with many of the properties in Spring Hill, Deltona Corporation placed a restriction within Unit 3. The recorded restrictions did not allow commercial use on the lots which are the subject of the application. The restrictions can only be modified by the written consent of the majority of the property owners within the platted subdivision. In this particular case, there are 319 lot owners within Unit 3. Olympia Development Group, Inc. has been successful in obtaining 165 letters of authorization approving a modification of the restrictions in order to allow a commercial use at this corner. Only 22 letters were received in opposition of the proposed modification of the restrictions. Therefore, almost 90% of those who responded were in favor of the proposed development. A copy of the authorization letter utilized is attached.

It is an extremely strong evidence of support that primarily through a mailing campaign, this many members of the neighborhood felt compelled enough to respond in support of the proposed commercial development. No better evidence can be presented to the appropriate parties within the County that the proposed rezoning would result not only in a much needed redevelopment opportunity, but one that is desired by the local neighborhood.

1. SITE AND GENERAL NOTES
2. PROJECT LOCATION AND CHARACTERISTICS
3. PROJECT DESCRIPTION
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100. PROJECT LOCATION AND CHARACTERISTICS



<p><b>CIVIL-TECH CONSULTING ENGINEERS, INC.</b></p>	<p><b>CIVIL DESIGN &amp; PLANNING</b></p> <p>77 South Main Street Tampa, FL 33602 (813) 796-4319 Fax - (813) 799-8203 100 South Main Street, Suite 1001 Tampa, FL 33602 Registration # EB-0007746</p>	<p><b>WALGREENS PINEHURST/ SPRING HILL DR.</b></p> <p><b>OLYMPIA DEVELOPMENT GROUP</b></p> <p><b>CONCEPTUAL SITE PLAN</b></p>