

**HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION**

File No. _____ Official Date Stamp: _____



Application request (check one):
 Conditional Use Permit
 Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

Date: 5-4-26

APPLICANT NAME: A TECHNOLOGICAL ADVANTAGE, INC d/b/g ATA CAREER EDUCATION a/k/a
 Address: 7379-81 SPRING HILL DR ATA COLLEGE
 City: SPRING HILL State: FL Zip: 34606
 Phone: 719-233-9514 Email: DWEBB@ATA.EDU
Property owner's name: (if not the applicant) SPRING HILL ASSOCIATES, LLLP p/k/a SPRING HILL ASSOCIATES, LTD.

REPRESENTATIVE/CONTACT NAME:
 Company Name: A TECHNOLOGICAL ADVANTAGE, INC d/b/g ATA CAREER EDUCATION a/k/a
 Address: 7351 SPRING HILL DR, UNIT 11 ATA COLLEGE
 City: SPRING HILL State: FL Zip: 34666
 Phone: 352-684-3007 Email: DWEBB@ATA.EDU

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____
 Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
 1. PARCEL(S) **KEY** NUMBER(S): R32 323 17 5030 00A0 0000
 2. SECTION _____, TOWNSHIP _____, RANGE _____
 3. Current zoning classification: PDP (GHC) PDP GENERAL HWY COMMERCIAL
 4. Desired use: EDUCATIONAL FACILITY - INSTRUCTIONAL / TRAINING SPACE
 5. Size of area covered by application: 3227 SQ FT
 6. Highway and street boundaries: NORTH SIDE OF SPRING HILL DR, WEST AND EAST OF RASS
 7. Has a public hearing been held on this property within the past twelve months? Yes No CIRCLE
 8. Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)
 9. Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: _____)

PROPERTY OWNER AFFIDAVIT

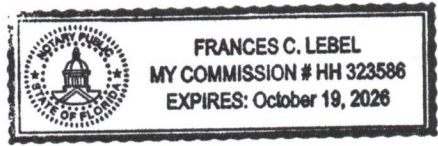
I, Jill Strumpf, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):
 I am the owner of the property and am making this application **OR**
 I am the owner of the property and am authorizing (applicant): A Technological Advantage, Inc aka ATA Career Education aka ATA College and (representative, if applicable): _____ to submit an application for the described property.

Jill Strumpf
 Signature of Property Owner / Authorized Agent

STATE OF FLORIDA
 COUNTY OF HERNANDO Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of May, 2026, by Jill Strumpf who is personally known to me or produced _____ as identification.

Catherine Lebel
 Signature of Notary Public



Effective Date: 05/15/20 Last Revision: 05/15/20 Notary Seal/Stamp

F.

1/6/2026

Hernando County Special Exception Use Permit - Application

RE: ATA Career Education (a vocational school) planned expansion to include 7379 and 7381 Spring Hill Drive, Spring Hill, FL 34606.

ATA Career Education is requesting a Special Exemption Use Permit for the expansion of an existing Educational Facility to operate a vocational school. In the current 18,000 square feet facility at 7351 Spring Hill Dr, Unit 11, Spring Hill, FL 34606, (which encompasses 7351-11, 7353-55, 7357-61 and 7365), the school offers healthcare training in medical assisting, dental assisting, practical nursing and medical coding. With the addition of 7379 and 7381 Spring Hill Drive (in the same plaza), the school plans to utilize the 3227 sq feet of space to offer an electrical technology program which includes 4 classrooms, office space, storage space, breakroom and 3 restrooms. This space was previously occupied by Major Toys, a retail outlet. Upon approval, the existing 3227 square feet will undergo minor modifications so it can be used as an Educational Facility. The total specific use classification of the entire proposed project is as follows and is approximate:

Classroom, Training Labs	1800 sq ft
Breakroom and common areas	1189 sq ft
Restrooms	128 sq ft
Office	56 sq ft
Storage	54 sq ft
Total	3227 sq ft

With the addition of 3227 square feet to our existing 18,000 square feet, ATA Career Education will have a total of 21,227 square feet.

Hours of Operation

The school plans to offer day and night classes, thus the hours of operation would be 8:00 am through 10 pm.

F.

Occupancy

Within this space, ATA Career Education plans to operate 4 classrooms for vocational training. Classes could run simultaneously and could have anywhere from 2 to 15 students and 1 instructor per class. Thus, at a minimum the school could have 12 occupants; and at a maximum could have 64 occupants. On average, the school projects about 10 students and 1 instructor per class, which would be 44 occupants.

Parking

ATA Career Education is in the "Spring Hill Plaza" that consists of multiple businesses including a gym, restaurants, Save A Lot grocery store, Family Dollar and Great Rooms (furniture and appliances store). From our previous P&Z Exception Results (June 13, 2011), the Land Use Review indicated that, "the shopping center has a total of 583 parking spaces plus 25 ADA compliant spaces, serving a total square footage of 116,609 square feet, or a parking ratio of 5.23:1,000 square feet."

Zoning

To convert the space to an Educational Facility, ATA Career Education is prepared to meet all requirements as specified by the Hernando County Planning and Zoning Division to include:


Utilities

Fire Department

Building Department

Engineering & Transportation

Land Use


Don Webb, Campus Director

ATA Career Education

352-684-3007, x-2122 or dwebb@ata.edu



To: Hernando County Planning and Zoning Commission

From: Don Webb, Campus Director
ATA Career Education
7351 Spring Hill Drive, Unit 11
Spring Hill, FL 34606

Subject: Special Exception Use Permit Application

Property Address: 7379 and 7381 Spring Hill Drive, Spring Hill, FL 34606

1-7-2026

SPRING HILL ASSOCIATES, LLLP
21170 N.E. 22nd Court
Miami, Florida 33180

**Re: AUTHORIZATION OF MANAGING AGENT FOR BUILDING APPLICATIONS,
PERMITS, AND UTILITY SERVICES**

January 5, 2026

TO WHOM IT MAY CONCERN:

This letter serves as formal authorization by the undersigned, the Owner of the property known as:

Shopping Center Name: Spring Hill Plaza

Property Address: 7325 – 7429 Spring Hill Drive, Spring Hill, Florida 34606

Parcel ID or Tax Lot Number (if applicable): Parcel #: R32 323 17 5030
00A0 0000

to authorize and empower:

Individual Authorized: Jill Strumpf, President of Bruce Strumpf, Inc.

Address of Agent: 2120 Drew Street, Clearwater, FL 33765

Phone / Email: 727-449-2020 / jillstrumpf@brucestrumpf.com

to act on behalf of the Owner for the following purposes:

1. Preparing, submitting, and signing applications for building permits and other construction-related documents, including, but not limited to:
 - Building permits/Sign permits/Notice of Commencements
 - Electrical, plumbing, mechanical permits
 - Zoning and code compliance applications
 - Certificates of Occupancy or Completion
 - Conditional Use Permit or Special Exemption Permit Petition
 - Liquor License permits
 - Florida Lottery permits

2. Communicating with all relevant municipal, city, or state agencies, including Building Departments, Planning Boards, and other regulatory bodies.

3. Applying for, managing, and maintaining utility services on behalf of the Owner including:

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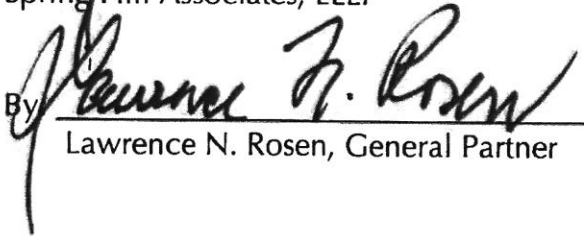
- o Water, sewer, gas, and electric services
- o Internet and telecommunications service
- o Setting up new service accounts or making changes to existing services

4. Signing documents and taking all necessary actions related to construction, renovation, maintenance, or operation of the shopping center, as required by law or regulation.

This authorization shall remain in full force and effect unless and until revoked in writing by Owner.

OWNER:

Spring Hill Associates, LLLP

By 
Lawrence N. Rosen, General Partner

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF ~~MIAMI-DADE~~ Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of January 2026, by Lawrence N. Rosen, General Partner of Spring Hill Associates, LLLP, a Florida limited liability limited partnership, on behalf of the Partnership.

Personally Known OR Produced Identification

Type of Identification Produced: _____

(Signature of Notary Public) Karen Adriance

My Commission expires: 1/24/27

Affix Notary SEAL



Online Notary: (Check Box if acknowledgment done by Online Notarization)