

HERNANDO COUNTY PLANNING DEPARTMENT
20 North Main Street, Room 262
Brooksville, FL 34601
(352) 754-4057

PLAT REVIEW APPLICATION

Date: December 13, 2002

Plat Review Requested.(Check One):

Conditional Plat

Construction Drawings

Final Plat

Developer's Name: Sunstate Financial

Address: 1100 Cleveland St., Ste. 915 Clearwater, FL 33755

Daytime Phone: (727) 447-6445

Engineer's Name: Civil-Tech Consulting Engineers, Inc.

Address: 12 South Main Street, Brooksville, FL 34601

Daytime Phone: (352) 796-6319

Zoning Classification: C-PDP

Number of Lots Shown: 18

Review Fee Enclosed (Check Made Payable to Hernando County Planning Department) (Check Appropriate Category and Amount):

Conditional Plat: (Submit 16 Copies) \$250.00 + \$2.00/Lot =

Construction Drawings: (Submit 6 Copies) \$250.00 + \$5.00/Lot =

Final Plat: (Submit 5 Copies) \$250.00 + \$2.00/Lot =

Completed Certificate of Concurrence Application on File: Yes No

ACKNOWLEDGMENT

This acknowledgment must be signed in the presence of a Notary Public.

I, Alan K. Gorman, 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.

STATE OF Florida
COUNTY Hernando

Alan K. Gorman
Signature of Applicant or Representative

On this the 13 day of Dec, 2002 before me the undersigned Notary Public of the State of Florida, personally appeared Alan K. Gorman 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:

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



Mary E Wisniewski
My Commission DD100783
Expires March 17 2006

**ENGINEER'S NARRATIVE
FOR
HERNANDO SEASIDE
FORMERLY KNOWN AS
HERNANDO BEACH UNIT 14-A
HERNANDO COUNTY, FL**

This petition is to request a modification of the recorded plat to fit the scheme of building desired by the current owner of the vacant property formerly known as Lots 3 through 18 of Hernando Beach Unit 14-A

The current owner wishes to construct two separate buildings of eight (8) units each on the undeveloped lots. These buildings will be constructed to fit the new lot line configuration shown on the revised plat of land. Each lot shall be a fee simple deed from the access tract, Westerly to the buffer tract to the rear of the proposed buildings.

1. The Developer has previously received all necessary permits from Hernando County, FDEP, and SWFWMD to construct the project. The water, sewer, and drainage systems are in place. However, the service laterals need to be re-located slightly to fit the new lot lines.
2. Setbacks will still be in accordance with the approved master plan and recorded plat.
3. The Developer recorded a plat for eighteen(18) units. Two lots have been sold on the North side(lots 1 and 2). The remaining lots, 3 through 18 are being revised.
4. Access to Shoal Line Blvd, was constructed to Hernando County local road standards.
5. The recreation/common area in the middle of the plat has been enlarged significantly in this proposed re-plat.
6. Vegetation within the buffer has not been installed as of this date. This has been made a function of each building construction.

Our request at this time is to allow the re-plat of this area. The number of residential units have not been increased. The access points are not changing. We wish to leave the front and side setbacks as previously approved. We respectfully seek your approval.

Due to the small scale of the conditional plat, where it would not be legible on this web site, this document is not available for viewing; however, this document is available for view at the Hernando County Planning Department. Please contact our office at (352) 754-4057 extension 28012 to make an appointment to view the conditional plat.