

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

PLAT REVIEW APPLICATION

Date: March 7, 2003

Plat Review Requested (Check One):

Conditional Plat

Construction Drawings

Final Plat

2. Developer's Name: Spring Hill Storage Inc.
3. Address: 4815 Bush Blvd., Suite 205, Tampa FL 33617
4. Daytime Phone: ((813) 971-7731

5. Engineer's Name: Civil-Tech Consulting Engineers, Inc.
Address: 12 South Main Street, Brooksville, FL 34601
Daytime Phone: (352) 796-6319

6. Zoning Classification: GC

7. Number of Lots Shown: 2

8. 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 = \$ 252.00

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

Final Plat: (Submit 5 Copies) \$250.00 + \$2.00/Lot = 252.00

9. Completed Certificate of Concurrency Application on File: Yes 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 Hernando

On this the 7th day of March, 2003, before me the undersigned Notary Public of the State of Florida, personally appeared Alan K. Garman 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:



Mary E Wisniewski
My Commission DD100783
Expires March 17 2006

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

**CONDITIONAL PLAT NARRATIVE
FOR
HOLLAND SPRING COMMERCIAL
TRACT 3**

Location: This petition is for a 11.48 acre parcel on the East side of Barclay Road, and South of Suncoast Villas.

Existing Zoning: The parcel is presently zoned to permit the construction of mini-storage facilities, and other commercial C-1 uses. All of the subject property is within the Holland Spring D.R.I.

Proposed Zoning: There is no re-zoning change necessary. This request is for conditional and final plat approval only.

Soils: According to the Soils Conservation Service soils manual for Hernando County, the native soil is Candler fine sand. Candler fine sand is indicative of the soils found in the Spring Hill area. This soil is suitable for development.

Wetlands/ Environmental: There are no wetlands on this site. The area is sensitive to the gopher tortoise habitat. The DRI process addressed the mitigation of gopher tortoise habitat. There are no further conditions on the property regarding these tortoises.

Drainage Considerations: The platting of these two parcels has no drainage implications. Each lot will be required to provide its own on-site drainage facilities. Lot 1 has already achieved a SWFWMD permit. The proposed drainage facilities are included with the improvements being permitted through the DRC process.

Access: The property is accessed presently from Barclay. Issues regarding a frontage road were addressed during the re-zoning process/DRI process. Lot 1 went through further review to permit the construction of mini-storage facilities. It will not be subject to said frontage road, but Lot 2 will be required to create a cross parking agreement with future development to the South.

Utilities: Both water and sewer will be furnished by HCUD. Services are available within the right-of-way of Barclay, on the same side of the existing paving. The Owner constructed these facilities as mandated by past development within the DRI.

Security / Phasing: Since there are no public or private improvements necessary to plat this tract, there will be no bond or letter of credit required. All improvements to the site are at each owner's expense. Lot 1 has already submitted plans through the DRC process for his business.

Planned Improvements: None

Protective Covenants: None. Development shall be in accordance with current County regulations.

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.