

**STAFF REPORT**

Planning & Zoning Commission: April 14, 2003

---

**APPLICANT:** Spring Hill Storage, Inc. **FILE NUMBER:** P-03-05(C)

**PURPOSE:** Conditional Plat approval for Holland Spring Commercial Tract 3

**GENERAL**

**LOCATION:** Approximately 1700' north of Spring Hill Drive, lying on the east side of Barclay Road

**LEGAL**

**DESCRIPTION:** A portion of Section 15, Township 23 South Range 18 East, Hernando County, Fl

**ZONING:** PDP(GC)

**FILE STATUS:** All legal obligations have been completed.

---

**LETTERS:** FOR: 0 AGAINST: 0

The applicant is requesting conditional plat approval for Holland Spring Commercial Tract 3. This tract is located approximately 1700' north of Spring Hill Drive lying on the east side of Barclay Road and consists of 2 commercial lots on 11.48 acres.

The roads, central water and sewer servicing the development are existing and County maintained. No road improvements are required.

The applicant also owns the parcel of land lying immediately south of this project that were both part of a class 1 subdivision approved in 10/6/00. The parcel must be platted prior to any site construction can commence on it.

The conditional plat has been reviewed by the various County agencies and found to be consistent with County standards.

**STAFF RECOMMENDATION:**

The Planning Staff recommends the Planning and Zoning Commission approve the conditional plat of Holland Spring Commercial Tract 3 subject to:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.

2. Indicate the lot dimensions on the southern lot.
3. Identify each lot with a lot number.
4. Complete road right-of-way information on existing contours, utilities, and edge of pavement to the southern boundary line of this development.
5. The southern lot shall access the future 80 road right-of-way (connecting the adjoining eastern property (owned by James Mitchell) to Barclay Road, if the road is located adjacent to the southern lot of this project.
6. The applicant must submit the revised conditional plat to the Planning Department within 30 days of the applicant receiving the Planning and Zoning Commission approval notice. If not, the conditional plat will become null and void.