

STAFF REPORT

Planning & Zoning Commission: July 9, 2007

APPLICANT: Suncoast Industrial Properties, LLC **FILE NUMBER:** P-07-07(C)

PURPOSE: Conditional Plat approval for Holland Springs Industrial Park Unit 4 replat of lots B-8 & B-9

GENERAL

LOCATION: Approximately 1500' east of Anderson Snow Road, lying on the east side of Mannix Road

LEGAL

DESCRIPTION: A portion of Section 23, Township 23 South, Range 18 East, Hernando County, FL

ZONING: PDP(IND)

FILE STATUS: All requirements have been completed.

Citizen correspondence received as of the date of this report? Yes No

The applicant is requesting conditional plat approval for Holland Springs Industrial Park Unit 4 replat of lots B-8 & B-9. This development consists of two existing platted industrial lots within Holland Spring Industrial Park Unit 4, that is to be replatted into four (4) industrial lots on 13.7 acres, located approximately 1500' east of Anderson Snow Road, lying on the east side of Mannix Road

The proposed roads within the project are public. The replatted lots will front onto Mannix Road road right-of-way.

The project will utilize central water and sewer systems served by Hernando County.

The on-site soil type is Candler fine sand. Candler fine sand provides a habitat suitable for gopher tortoises and other listed sandhill and scrub species. In addition to gopher tortoises, additional listed species possibly present on this property could included: southeastern American kestrel, Florida burrowing owl, Florida mouse, red-cockaded woodpecker, gopher frog, eastern indigo snake, short tailed snake, Florida pine snake, and Sherman's fox squirrel. The petitioner is required to comply with all applicable Florida Fish and Wildlife Conservation Commission (FWC) regulations.

The conditional plat has been reviewed by the Planning Department and found to be consistent with the approved master plan and zoning conditions.

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

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the conditional plat of Holland Springs Industrial Park Unit 4 replat of lots B-8 & B-9 with the following performance conditions:

1. The conditional plat shall expire in two (2) years if no further approvals in the subdivision process are obtained.
2. The applicant must conform to Hernando County Facility Design Guidelines.
3. The developer shall construct a 5' sidewalk built to Hernando County standards on each lot.