

Omar DePablo

From: fdicaro@procivil360.com
Sent: Tuesday, January 25, 2022 11:32 PM
To: Omar DePablo
Subject: FW: Trenton Ave Timber Pines presentation letter
Attachments: Trenton Ave Timber Pines Presentation letter_010722.pdf

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Here is the emails for the Trenton Ave. job

From: Tad Schrantz <tschrantz@pgc.us>
Sent: Friday, January 7, 2022 6:09 PM
To: fdicaro@procivil360.com; agarman@procivil360.com
Cc: Jordan Anderson <jordan@pgc.us>
Subject: Trenton Ave Timber Pines presentation letter

Frank and Allan,

I've attached a letter regarding the Timber Pines BOD meeting I attended in December.
Let me know if you think this is good to share with Omar.

Thanks

Tad Schrantz
Executive Vice President-Real Estate Development



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January 7, 2022

Mr. Omar De Pablo
Hernando County Planning Department
20 N. Main Street
Brooksville, FL 34601

RE: Trenton Avenue Storage Project- Timber Pines Presentation

Mr. DePablo,

On December 6th, 2021, I attended the Timber Pines Board of Directors meeting. At that meeting, I presented the proposed storage facility that was submitted to Hernando County on December 1st, 2021. The presentation was well received by the Board of Directors and the 100+ community members that attended the meeting. The presentation was shared with the entire community via video conference and a follow up communication to the residents. All feedback was very positive.

The following is an email I received from Kevin Sibbring following that meeting.

Hi Tad,

It was nice meeting you, too. I think your presentation was well received by both the Board and community based on feedback I'm receiving. May we place your .pdf presentation on our website (only the private side) for those that couldn't attend or watch it on TV?

Please don't hesitate to call should you need anything.

Thanks again,

Kevin Sibbring
General Manager

6872 Timber Pines Blvd.
Spring Hill, Florida 34606
352-666-2333
ksibbring@timberpines.com
www.timberpines.com

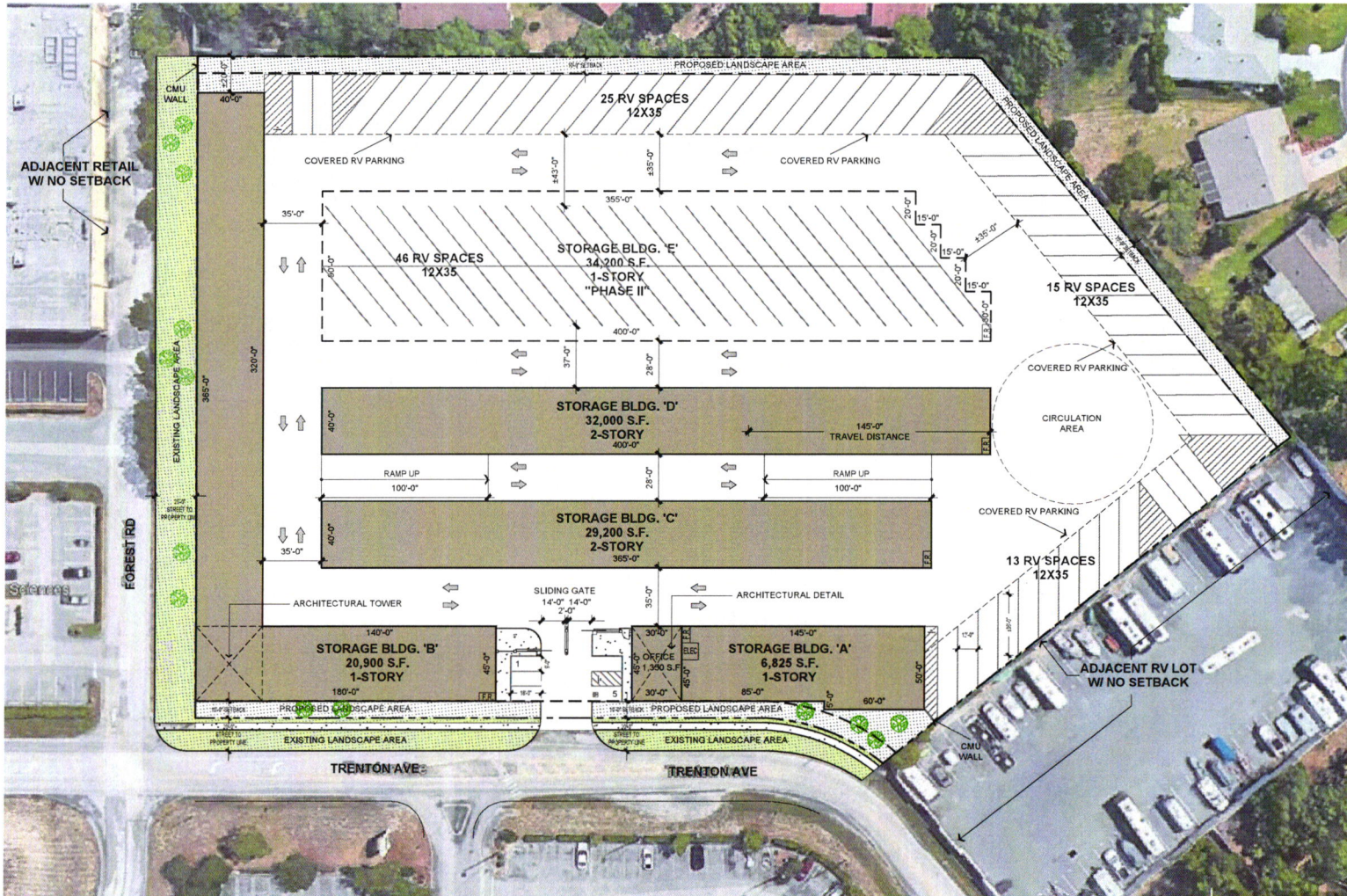


Based on the presentation and follow up communication with Kevin Sibbring, we are confident Timber Pines community is in support of the project.

Sincerely,

Tad Schrantz

Tad Schrantz
Executive Vice President
Pacific Group, LLC



SITE DATA		
LOT AREA	± 226,512	SQ. FT.
	± 5.2	ACRES
TOTAL GROSS BLDG. AREA (STORAGE)	124,025	SQ. FT.
FLOOR AREA RATIO	N/A	N/A
LOT COVERAGE	± 94.775	SQ. FT.
LOT COVERAGE %	± 41.84	%
PARKING	REQUIRED	PROVIDED
	1 SPACE PER 100 UNITS	5 - TOTAL 4 - STANDARD 1 - ADA
RV PARKING	N/A	53-COVERED SPACES 46-UNCOVERED

STORAGE BUILDING AREA TABULATIONS (PHASE I - SQ FT)			
BUILDING A	SELF STORAGE	OFFICE	TOTAL
BLDG. A - 1 STORY	6,825	1,350	8,175
BLDG. B - 1 STORY	20,900	0	20,900
BLDG. C - 2 STORY	29,200	0	29,200
BLDG. D - 2 STORY	32,000	0	32,000
TOTAL BUILDING AREA	88,925	1,350 SQ. FT.	90,275
ESTIMATED NET RENTABLE @ 85% (PHASE I ONLY)			\$75,500

STORAGE BUILDING AREA TABULATIONS (PHASE II - SQ FT)			
BUILDING A	SELF STORAGE	OFFICE	TOTAL
BLDG. E - 1 STORY	34,200		34,200
TOTAL BUILDING AREA	34,200		34,200
ESTIMATED NET RENTABLE @ 85% (PHASE II ONLY)			\$29,000

BUILDING CONSTRUCTION TYPE: II
 OCCUPANCY CLASSIFICATION: S-1
 BUILDINGS ARE EQUIPPED THROUGHOUT WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.

GENERAL NOTE: ALL LIGHTING TO BE CUTOFF LIGHT FIXTURES



TRENTON AVE SELF STORAGE

SPRING HILL, FL

SCHEME D

PRELIMINARY SITE PLAN

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JOB NUMBER: 21-1028
 SCALE: 1" = 30'
 DATE: 11/30/2021

