

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No: \_\_\_\_\_ Official Date Stamp: \_\_\_\_\_
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Planning
Hernando County, Florida



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [ ] Standard [x] PDP
Master Plan [x] New [ ] Revised
PSFOD [ ] Communication Tower [ ] Other
PRINT OR TYPE ALL INFORMATION

Date: 6/30/22

APPLICANT NAME: Mr. Adam Webster or Wayne Karstury

Address: 13211 Conneaut Lake Road
City: Conneaut Lake State: PA Zip: 16316
Phone: 1.814.282.6356 Email: wkarastury@zoominternet.net
Property owner's name: (if not the applicant) Hamoui

REPRESENTATIVE/CONTACT NAME: Alan Garman

Company Name: Civil-Tech Consulting Services, LLC
Address: 12 S. Main Street
City: Brooksville, State: FL Zip: 34601
Phone: 352.584.3890 Email: alang@civil-tech.com

HOME OWNERS ASSOCIATION: [ ] Yes [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 1180322
2. SECTION 33, TOWNSHIP 23 S, RANGE 18 E
3. Current zoning classification: PDP (GHC)
4. Desired zoning classification: PDP (GHC) with with a specific C-2 of mini-warehouses
5. Size of area covered by application: 6.14
6. Highway and street boundaries: Linden Drive East; Pythia to the South
7. Has a public hearing been held on this property within the past twelve months? [ ] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [ ] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [ ] Yes [x] No (Time needed: )

PROPERTY OWNER AFFIDIVAT

I, N. Hamoui, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

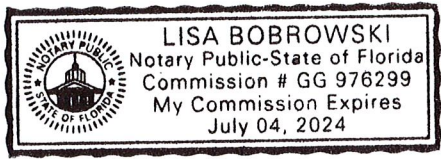
- [ ] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): Adam Webster or Wayne Karastury
and (representative, if applicable): Civil-Tech Consulting Services, LLC - Alan Garman
to submit an application for the described property.

Handwritten signature of property owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 16 day of Sept., 2022, by Nada Hamoui who is personally known to me or produced drivers license as identification.

Handwritten signature of Notary Public: Lisa Bobrowski



Effective Date: 11/8/16 Last Revision: 11/8/16

**NARRATIVE**  
FOR  
**KARASTURY STORAGE FACILITY**  
ZONING / MASTER PLAN APPROVAL  
Rev September 15, 2022



Received

SEP 16 2022

Planning Department  
Hernando County, Florida

**PROJECT LOCATION:** The property, 6.14 acres is located on the west side of Linden Drive at the intersection with Pythia Place. The lot is on the northwest corner of this intersection. It is only a block north of County Line Road.

**PRESENT ZONING / LANDUSE:** The project site was zoned commercial with the approved master plan of Linden Retreat, a subdivision developed in the late 1980's. The County's FLUM designates the area as RES. This application is to rezone the site to PDP(GHC) with a specific C-2 use of Mini-warehouses.

**INTENDED USE:** No outside storage is asked for with this application. All storage provided shall be inside, or under-cover. In addition, a retail/office center (Contractor offices) is planned on the frontage. These offices will provide office space with warehousing/work area in the rear. The storage facility's office is planned to be within this "L" shaped building, facing Pythia. Even though a driveway is planned on Linden, the entrance to the storage facility is planned on Pythia.

**BUFFERING/BOUNDARY CONDITIONS:** The project abuts residential homes and vacant lots to the north. Adjacent to the west is Topics RV Park. Both boundaries are proposed to be buffered and fenced with a six (6) foot vinyl fence. County regulations call for a 35-foot setback on these boundaries. The proposed buildings are set at that distance. No doors are planned for those sides of the buildings facing neighboring properties. The 35' setback allows for the fence to be installed. The fence shall be offset from the property lines in order to install vegetation between the fence and the property line. That vegetation shall achieve 50% opacity within twelve months. The remaining open space between the fence and the proposed buildings shall remain in its native state, but augmented with trees as needed. Some clearing will take place in order to construct the buildings.

**ACCESS:** The project will have two access points. As a corner lot, this is typical and should be expected. The major driveway for the storage facility however is proposed on Pythia, not Linden.

**SETBACKS:** Typical County setbacks for commercial projects are applicable.

- Against both streets: 75'
- Against Non-commercial adjacent lands: 35'
- Against side lines not non-commercial: 20'
- No deviations to setbacks are being requested.

**SOILS:** According to information found on the NRCS database, the existing soils are Candler fine sands. Candler is a very sandy soil with rapid percolation and stable for buildings. The predominant soil in the Spring Hill Area is Candler. Candler soils drain rapidly.

**DRAINAGE DESIGN METHODOLOGY:** The lot is 6.14 acres and wraps around a retention area constructed with Linden Retreat. This retention area is owned and maintained by Hernando County. The applicant is desirous to either purchase this retention area, or re-develop with his drainage improvements. The applicant is willing to assume maintenance of this area, if a reasonable arrangement is possible. Additional area has been set aside on the master plan to provide on-site retention. The watershed for this retention area as designated on the Squirrel Prairie Flood Plain maps will be analyzed to ensure storage and treatment for the 100-year event.

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**FLOOD ZONE:** Per FEMA Flood Zone Map 12053C 0304D, the majority of the site is Zone X (majority of the site) with the one area Zone AE (County DRA). The base flood elevation is determined in the Squirrel Prairie Flood Plain study. (AKA Pithlachascotee/Bear Creek). A new elevation will be determined with the revised study and model.

**ENVIRONMENTAL:** There are no wetlands or surface waters on-site. The existing soils and vegetation support habitat for gopher tortoise. An on-site survey for gopher tortoise and other endangered or threatened species will be conducted if the project is approved.

**POTABLE WATER:** The project has Hernando County water on both streets. The storage units will have no plumbing, so no need for a connection to these buildings. However, the "L" shaped building will require restrooms. The building will be master metered. The size of the meter shall be established during construction plans.

**SANITARY SEWER:** There is no municipal sewer in the area. The project shall be required to construct a septic tank system. This system shall be permitted through the department of Environmental Health during the construction permitting phase. An area of green space near the intersection has been shown on the master plan which will be sufficient to construct said septic system. The project has Hernando County water on both streets. The storage units will have no plumbing, so no need for a connection to these buildings. However, the "L" shaped building will require restrooms. The building will be master metered. The size of the meter shall be established during construction plans.  
All lots will require individual septic permits. The County sewer is not located in the remote proximity to the project.

**FIRE PROTECTION:** Three Fire Hydrants will be constructed on the Streets.

**TRAFFIC:** Based on the latest tables from the ITE manual, the proposed project will generate approximately: 13 PM peak hour trips. No further traffic study will be required per Hernando County Regulations.

**ACCESS ANALYSIS:** No access analysis will be required for this project, less than 50 peak hour trips.

