

# ENGINEER'S NARRATIVE

FLORIDA COAST SHRIMP, LLC  
HERNANDO COUNTY

1438327

This submission of this application is for a reduction in setback to the rear and side setbacks for Key #: 155815. The land is owned by the Applicant. The property owner previously owned one parcel and once they purchased the adjacent parcel the County asked for them to merge the 2 properties. When the merge occurred the new setbacks of the 2 lots put all the previously permitted buildings out of conformance. The owner would like to have all structures currently in conformance.

**ACCESS:** The site is accessed via Calienta Street.

**DIRECTIONS:** From the Building department take the truck route to SR 50/ Cortez Blvd. Drive west past US-19 to Shoal Line Blvd. Turn left to go south on Shoal Line Blvd. to Petiti Ln. Turn right on Petiti lane and follow northbound until the merge with Calienta St. and continue north on Calienta St. until reaching the property, located on the left at 4465 Calienta St.

**Site:**

The owner is requesting a setback variance from the existing rear (20 feet) and sides (20 feet) to match what is currently onsite with the existing structures. These currently are 0.6 foot rear and 10' side setbacks. The front would remain the same. Numerous parcels along Calienta and Shoal Line Blvd have previously been approved for reduction in setbacks.

**Soils:**

From mapping available on-line at the NRSC site, the soils are found to be Udalfic Arents-Urban land complex.

**Flood Plain information:** The Current site is located in an AE Flood Plain with an elevation of 12 feet. Fema Flood Plain Map: 12053C 0282E 1/15/21. Any building activity will be required to comply with the FEMA regulations.

**Wetlands:**

There are no wetlands on this project

**Topography:**

On-site topography provided by the Surveyor show the property drains to the rear lot line into the Gulf of Mexico.

**Methodology / Watersheds**

Drainage will be required on this site and will meet all SWFWMD and Hernando County regulations.

**UTILITIES:** The existing site is served by County water and sewer services.