

From: [Barbara Caccamisi](#)
To: [Omar DePablo](#); [Ronald Pianta](#); [Administration Resource Object](#)
Subject: Zoning Change H-21-50 for Shrimp Boat Storage of equipment
Date: Saturday, February 5, 2022 10:54:52 AM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sirs:

I am contacting you today to oppose the requested zoning change on H-21-50.

For over 12 years Hernando Beach has been trying to implement a 40 year improvement plan for coastal Hernando County. Plans were developed to enhance the area both aesthetically and for the use by Hernando County residents for recreation and entertainment.

We are aware that Shoal Line Blvd is zoned for commercial use. Many business and residential owners have invested in the area with hopes keeping Hernando Beach the beautiful jewel of coastal Florida that is/could become again.

We as property owners have invested both our money and our time in our forever home in Hernando County. When we purchased our home in 2015 we fell in love with the charm of Hernando Beach. We ask if you have not driven down Shoal Line Blvd lately that you do so, In the last 7 years the storage and junk yards are taking over the entrance to our community. There is a reason that as a community for years we have fought to keep the commercial fishing industry confined to the area north of Hernando Beach. We are afraid that if development continues in its present trends we will lose our restaurants and shops which I am sure are contributing to the tax base for Hernando County.

We ask that the applicant be required to comply with the PIW process per Policy 37-01 and deny the rezoning request.

Respectfully,

Joseph & Barbara (Bobbi) Caccamisi
4091 Gulf Coast Drive
Hernando Beach, FL 34607

From: [Diane M Greenwell](#)
To: [Omar DePablo](#); [Ronald Pianta](#)
Cc: [Administration Resource Object](#)
Subject: Staff Report: H-21-50
Date: Wednesday, February 2, 2022 12:18:54 PM

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Dear Mr. DePablo,

I write to you today to oppose the requested zoning change on H-21-50 for shrimp boat storage of equipment. My reasons are as follows:

1. Since 2008 Hernando Beach has been trying to implement a 40 year development plan for coastal Hernando County. As early as 2008 leaders in our community were striving to make Hernado Beach a place to be proud to call home with opportunities to enjoy the Nature Coast. Plans were developed for a boardwalk through the preserve, street lights, fire hydrants, recreational opportunities for boating, kayaking, and other low impact outdoor activities. In 2016 The Hernando Beach Community once again strived to put a vision plan together to lay out the development so that we could preserve its natural beauty, clean up existing vacant and abandoned lots, and build a sustainable business community to serve not only the residents of Hernando Beach, but the entire county.
2. A Policy 37-01 was developed to help the citizens of Hernando County have a say in future development which would affect property values. That system was put into place in 2016 Since Covid, it appears the county has become lax at requiring applicants to comply with PIW's to inform the surrounding area of the intent and purpose for a rezoning. We insist the PIW process be reinstated and properly followed.
3. Many business owners have invested heavily in the area with the promise of a vision plan to enhance the Hernando Beach community. Our community has fought over the years to maintain the commercial fishing industry to the north of Hernando Beach. There is a reason for that which includes keeping the traps, bait, and other items associated with commercial fishing in a confined district area. To allow the front door of Hernando Beach to become nothing but more storage defeats a vision plan and any opportunity for the county to capitalize on an increased tax basis brought in from businesses that will attract people to our area.
4. Just because it's always been that way is no longer "good enough". We respectfully ask the county to back the infill development with proper zoning and commercial establishments that will establish the kind of community that \$500,000-\$1,200,000+ homes should be worthy of.

Please require applicant to comply with the PIW process per Policy 37-01 and deny the rezoning request for the reasons stated above.

Diane M. Greenwell
3267 Flamingo Blvd.
Hernando Beach, FL 34607
Property Key Number 00157181 - \$8,829.25
dianemgreenwell@gmail.com

(352) 606-3720 (h)
(304) 633-7110 (c)

From: [Denis Polyn](#)
To: [Omar DePablo](#); [Ronald Pianta](#)
Cc: [Administration Resource Object](#)
Subject: Staff Report: H-21-50
Date: Wednesday, February 2, 2022 4:59:41 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. DePablo,

The purpose of this email is twofold, namely: to oppose the requested zoning change on H-21-50 for shrimp boat storage of equipment; and, to respectfully request that the county require all applicants in all applicable instances to follow the PIW process set forth in Policy 37-01. It should be noted that no PIW was scheduled or held relating to Staff Report H-21-50. We recognize that the events of the last several years have placed a great strain on everyone, including local government, however, if local government fails to faithfully and consistently follow all relevant laws, rules, regulations and policies, citizens may lose faith in that government. Hernando county government, overall, has done a remarkable job during these challenging times in effectively managing the county and we assume that the failure to follow Policy 37-01, as it relates to Staff Report H-21-50, was an inadvertent oversight.

Policy 37-01, which was put in place in 2016, was developed to help the citizens of Hernando County have a say in future development which would affect property values. My wife and I own property in Hernando Beach and we very much enjoy living here. In reference to Staff Report H-21-50, the applicant has failed to comply with PIW's to inform the surrounding area of the intent and purpose for a rezoning. Policy 37-01 is a requirement, not an inconvenient option that can be ignored - it must be followed by all applicants in all applicable situations and it is the responsibility of our local government to ensure that the process is followed.

Hernando Beach, since 2008, has been trying to implement a 40 year development plan for coastal Hernando County. As early as 2008 leaders in our community were striving to make Hernado Beach a place to be proud to call home with opportunities to enjoy the Nature Coast. Plans were developed for a boardwalk through the preserve, street lights, fire hydrants, recreational opportunities for boating, kayaking, and other low impact outdoor activities. In 2016 The Hernando Beach Community once again strived to put a vision plan together to lay out the development so that we could preserve its natural beauty, clean up existing vacant and abandoned lots, and build a sustainable business community to serve not only the residents of Hernando Beach, but the entire county.

We have seen much growth and development in the Hernando Beach area during the past several years. It is our fervent hope that future development will be consistent with the 40 year development plan and that our local government will follow all relevant laws, rules, regulations and policies. Many business owners have invested heavily in the area with the promise of a vision plan to enhance the Hernando Beach community. Our community has fought over the years to maintain the commercial fishing industry to the north of Hernando Beach. There is a reason for that which includes keeping the traps, bait, and other items associated with commercial fishing in a confined district area. To allow the front door of Hernando Beach to become nothing but more storage defeats the vision plan and any opportunity for the county to capitalize on an increased tax basis brought in from businesses that will attract people to our area. County government must support all future development

with proper zoning and commercial establishments that are consistent with the 40 year development plan as well as existing homes and businesses.

We respectfully request that the county require the applicant for Staff Report H-21-50 to comply with the PIW process per Policy 37-0 before taking any zoning action . We also respectfully request that the county deny the rezoning request for the reasons stated in this email.

Yours truly,

Denis & Kathie Polyn
4295 Newport Drive
Hernando Beach, Florida 34607
Parcel Key: 00161719
DenisPolyn@Gmail.com
352-556-4277

From: [Bill Roberts](#)
To: [Ronald Pianta](#); [Omar DePablo](#)
Cc: [Administration Resource Object](#)
Subject: Staff Report: H-21-50
Date: Wednesday, February 2, 2022 3:07:07 PM

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Dear Mr. DePablo,

I also write to you today to oppose the requested zoning change on H-21-50 for shrimp boat and trailer storage to include storage of equipment. My reasons are as follows:

1. Since 2008 Hernando Beach has been trying to implement a 40 year development plan for coastal Hernando County. As early as 2008 leaders in our community were striving to make **Hernando Beach** a place to be proud to call home with opportunities to enjoy the Nature Coast. Plans were developed for a boardwalk through the preserve, street lights, fire hydrants, recreational opportunities for boating, kayaking, and other low impact outdoor activities. In 2016 The Hernando Beach Community once again strived to put a vision plan together to lay out the development so that we could preserve its natural beauty, clean up existing vacant and abandoned lots, and build a sustainable business community to serve not only the residents of Hernando Beach, but the entire county.
2. A Policy 37-01 was developed to help the citizens of Hernando County have a say in future development which would affect property values. That system was put into place in 2016 Since Covid, it appears the county has become lax at requiring applicants to comply with PIW's to inform the surrounding area of the intent and purpose for a rezoning. We insist the PIW process be reinstated and properly followed.
3. Many business owners have invested heavily in the area with the promise of a vision plan to enhance the Hernando Beach community. Our community has fought over the years to maintain the commercial fishing industry to the north of Hernando Beach. There is a reason for that which includes keeping the traps, bait, and other items associated with commercial fishing in a confined district area. **To allow the front door of Hernando Beach to become nothing but more than a storage zone defeats your vision plan and any opportunity for the county to capitalize on an increased tax basis brought in from businesses that will attract people to our area.**
4. Just because it's always been that way is no longer "good enough". We respectfully ask the county to back the infill development with proper zoning and commercial establishments that will establish the kind of community that \$500,000-\$1,200,000+ homes should be worthy of.

Please require applicant to comply with the PIW process per Policy 37-01 and deny the rezoning request for the reasons stated above.

Col Bill Roberts, USAF, Ret
4072 Gulfview Dr.
Hernando Beach, FL 34607

540-419-5871