

AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP
CITIZEN SIGN-IN SHEET
EXECUTIVE SUMMARY

This affidavit attests that the attached **original** citizen sign-in sheet is an official record of attendance at the workshop and the attached executive summary explains what information was provided to the public at the workshop. All exhibits displayed at the workshop are included.

File Number: H2150

Applicant Name: Brian Garrison and Vicki McMahon

Public Inquiry Workshop Date: June 27, 2022

Heather L Elliott
Signature of Affiant

STATE OF FLORIDA
COUNTY OF Hernando County

The foregoing instrument was acknowledged before me this 6 day of September, 2022, by Heather Elliott who is personally known to me or produced _____ as identification.

WITNESS my hand and official seal at Hernando County, Florida

Frank Dicarò, Jr.
Signature of Notary Public



Notary Seal/Stamp

PUBLIC INQUIRY MEETING

June 27, 2022 5:30 PM

Name	Address	Phone No	Email
HBPOA SCOTT FITZGERALD		781-608-5341	
Renee Bradbury	33180 Shalimar Blvd Hernando Beach FL 34657	920-216-0378	
LOW ZELMER	4268 CARLOS COURT	352-544-9776	
			<p>Received SEP 06 2022</p>

PUBLIC INQUIRY MEETING

June 27, 2022 5:30 PM

Name	Address	Phone No	Email
Fern Barrett	3249 Shear Line Blvd	334-744-8259	
Charles W. Greenwell	3267 Flemming Rd BLVD.	502-939-9809	
[Signature]	3180 SEA GRAPE	352-398-5965	
Kelly Garman	6365 Post Ct	352-650-5019	
		Received	
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PUBLIC INQUIRY MEETING

June 27, 2022 5:30 PM

Name	Address	Phone No	Email
Jo Ann Thomas	Hernando Beach	352-556-1838	
John Paul Reeve	Orchid Dr	678-468-1943	
Kelly Reeve	"	"	
John P. Piroletta	Hwy 90 DR	352-279-2122	
Judith Zellmer	Carlas Ct	512 426-6873	
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NARRATIVE
FOR
GARRISON'S
OUTDOOR STORAGE LOT
REZONING
AUGUST 2021

Received

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Project Location: These properties (0.65 Acres total) are located on the west side of Shoal Line Blvd between an existing Commercial Building and Hernando Beach South. It is across the street from Samson Construction and the Cove. The properties are described as Hernando Beach Unit 14, Block 130, Lots 20-22.

Present Zoning: The land is presently zoned C1.

Present Land use: The land is currently designated as Commercial.

Desired Zoning: The applicant is desirous to change the zoning to PDP (GC) with specific C-2 Use for outside storage. The owner of Florida Coast Shrimp which is adjacent to the Boat Ramp off Calienta St. purchased these lots to store his equipment from his business. This would only be for his current business storage and no other outside renters.

Desired Land use: Commercial

Summary of Request: The applicant is desirous to construct a fence on all sides but the water side, with proper landscaping. The plan is to construct 2 driveways connecting to Shoal Line Blvd. The proposed use is for this business's personal storage of boats and equipment. The owner owns a shrimping business to the North on Calienta St. Once again, there is no intent to rent storage space to others.

Access: The site is accessed from Shoal Line Blvd.

Adjacent Zonings/Landuse: Adjacent to the south is Vacant Commercial District (C1). Adjacent to the north Commercial District (C1). Adjacent to the west across the canal is Vacant Residential (R1B). Adjacent to the East across Shoal Line Blvd. is Commercial District (C1).

Utilities: The area is served by Hernando County for water and sewer. However, there is no need for either on this project.

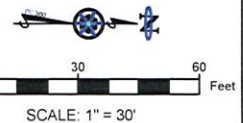
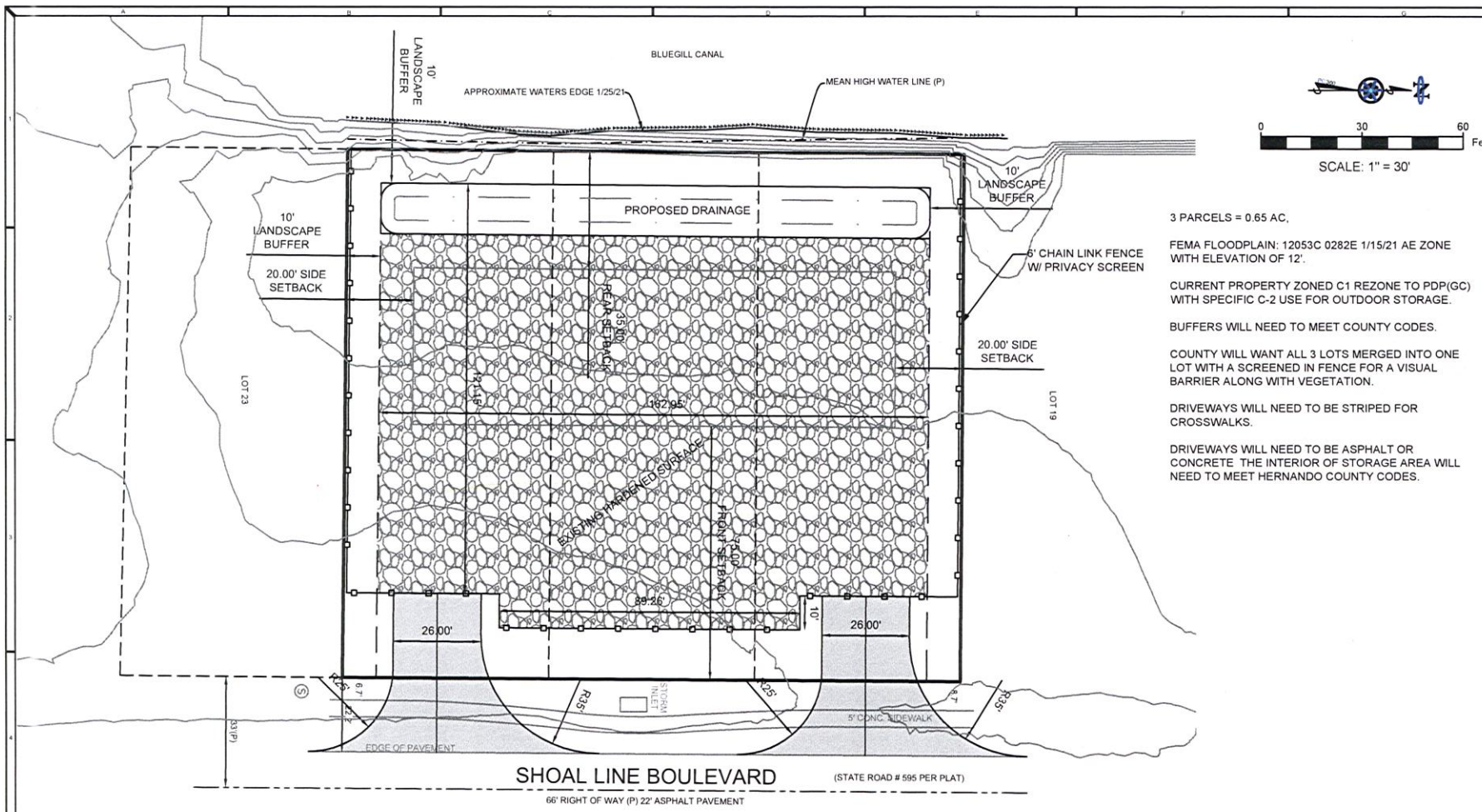
Soils: The native soils are Udalfic Arents-Urban land complex; native to the area from pervious dredging and development of Hernando Beach.

Floodplain: The project is located in Flood Plain AE with an elevation of 12'. Since no buildings are proposed, this will have no effect on the proposed use.

Drainage: If approved, the project will be reviewed for drainage improvements and its effect on neighboring lands owned by others. The site is considered an open basin. The project will be required to meet the following requirements:

- Water quality capture and treatment
- 25 Year peak rates of flow attenuation

Traffic: If approved, the project would only generate 1 peak hour trips which is below the threshold for a traffic study.



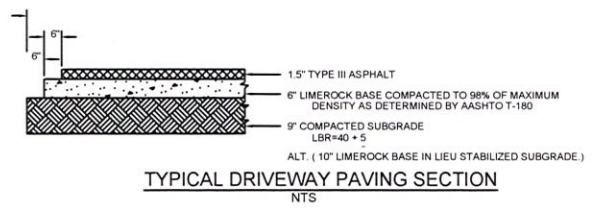
3 PARCELS = 0.65 AC.
 FEMA FLOODPLAIN: 12053C 0282E 1/15/21 AE ZONE WITH ELEVATION OF 12'.
 CURRENT PROPERTY ZONED C1 REZONE TO PDP(GC) WITH SPECIFIC C-2 USE FOR OUTDOOR STORAGE.
 BUFFERS WILL NEED TO MEET COUNTY CODES.
 COUNTY WILL WANT ALL 3 LOTS MERGED INTO ONE LOT WITH A SCREENED IN FENCE FOR A VISUAL BARRIER ALONG WITH VEGETATION.
 DRIVEWAYS WILL NEED TO BE STRIPED FOR CROSSWALKS.
 DRIVEWAYS WILL NEED TO BE ASPHALT OR CONCRETE. THE INTERIOR OF STORAGE AREA WILL NEED TO MEET HERNANDO COUNTY CODES.

GARRISON STORAGE
 HERNANDO COUNTY FLORIDA
 MASTER PLAN

PROCIVIL 360
 CIVIL ENGINEERING / RESIDENTIAL & COMMERCIAL SITE DEVELOPMENT /
 PLANNING & ZONING / PERMITTING / CONSTRUCTION SERVICES
 12 SOUTH MAIN STREET, BUCKSVILLE, FL 34408
 352-437-5555
 WWW.PROCIVIL360.COM

LEGEND	
	EXISTING STABILIZED GROUND
	ASPHALT SURFACE
	PROPOSED FENCE

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 Planning Department
 Hernando County, Florida



LARRY G. BOONE, P.E.
 FL PE #9470
 EXAMINED AND APPROVED
 DATE:

PROGRAM BY	
SCALE	1"=30'
DATE	09/01/22
SEC	13
TYP	235
RANGE	188
JOB NUMBER	2165
SHEET NO	1 OF 1

Garrison Rezoning PIW 6/27/2022 @ 5:30 pm

5:40 - start

Alan introduction

- Scott Fitzgerald director @ HBPOA -
4C-3701 - has not been notified about meeting
Alan said sign ~~was~~ is posted
Specific use for personal storage
emails & notices were sent out
we didn't know this procedure existed until P&Z hearing
explaining procedures to attendees

Scott Fitzgerald - cancel to write - reschedule - Alan said no
Heather listed all HOA's that were contacted

Lady said not being notified - taking this rezoning
Personal - said they didn't know what was going

Alan reading property info & what we are doing
with the property and why rezoning - PDP^{SC} C2 w/ outside
Storage
explaining what PDP means to attendees,
why we are wanting C2 w/ outside storage.

driveways (per County) ~~do~~ one way (one in, one out)
(no comments from attendees)

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Still Alan

How does this affect other properties?

County wants vinyl ~~wood~~ fencing, not chainlink

Vegetation on inside or outside - what would they prefer

1 tree every 30'

Shrubbery

1
Lady - is fence going to be put on property line

Scott - why if landscaping is on property, the owners don't have to take care? Alan said they don't have to maintain

No intention to put anything other than personal storage

Lighting - cannot put pole lights, lighting has to shine down - plan^{on} couple yard lights on the property

Fencing on both sides - not sure of fence on front

Open up Question session - give my email address

John Paul - vinyl fencing on front? - not planned
asked about that variance? Alan said
it's not about this application
what can he or will he put on property?
commercial boats, water crafts, vehicles,
etc.

forward email to Scott Fitzgerald re: PIW hearing
he said he never received

Mr. ~~Greenwell~~ Greenwell - copies of emails sent & receipt
of being sent

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How enforce? Can't really enforce - good question

Judy Zellner - 10' landscape buffer @ back
shortest distance from water edge to fence?
Alan explains the process on how
they figure that out

John - drainage ditch? yes

Scott - Arc on the back? Not sure which kind
an owners are doing, but there will be one

?? - prettier landscaping on back? height of fence
6' fencing

Alan arguing w/ attendees re: ~~various~~ ^{fencing} 3' hedge on
sides

Alan re-explains fencing on property.

tree every
30'

Scott - history w/ attendee?

Will semis be allowed on property? Alan says he
doesn't think it will fit, but if it's his, yes he can.

Alan explained again that we were unaware of Plw
for HOA's -

~~owner not required to be there~~

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No intent on letter - email to me regarding wording

Scott - chain link in rear? see something nicer than chain link for neighbors -
plant ~~a~~ landscape ~~A~~ required height,
not get there in a few years

?? - gentleman asked when P*Z hearing will be?
can't determine until after PLW hearing

Greenwell - will provide a copy of write up we submit to planning? Was a meeting held prior to this? No, spoke to Scott & Bill
3rd project we have not adequately notified - (heather look into)
Alan explaining we followed the rules

Alan readvertise another meeting - convenient time & day?
7:00 pm preferred by most

Compact Amestone only? maybe some gravel - driveway has to be concrete - drainage ditch grass and maybe structure to catch debris

Look up ordinance for PLW meeting - make sure of wording
owner required @ meeting? NO Meeting adjourned @ 6:35