

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning Standard PDP
 Master Plan New Revised
 PSFOD Communication Tower Other

PRINT OR TYPE ALL INFORMATION

Date: 11/05/2021

File No: H2150 Official Date Stamp:
 Received
 NOV 08 2021
 Planning Department
 Hernando County, Florida

APPLICANT NAME: Brian Garrison and Vicki McMahan

Address: 4465 Calienta Street
 City: Hernando Beach State: FL Zip: 34607
 Phone: 352-584-3699 Email: torityme00@yahoo.com
Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Alan Garman

Company Name: ProCivil360, LLC
 Address: 12 S. Main Street
 City: Brooksville State: FL Zip: 34601
 Phone: 352-593-4255 Email: agarman@procivil360.com

HOME OWNERS ASSOCIATION: Yes No (if applicable provide name) _____

Contact Name: _____
 Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 169757, 169766, 424856
2. SECTION 13, TOWNSHIP 26, RANGE 16
3. Current zoning classification: C-1
4. Desired zoning classification: PDP (GC), specific C-2 use for outside storage
5. Size of area covered by application: .65 acres
6. Highway and street boundaries: Shoal Line Blvd.
7. Has a public hearing been held on this property within the past twelve months? Yes No
8. Will expert witness(es) be utilized during the public hearings? Yes No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? Yes No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Brian Garrison, 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):

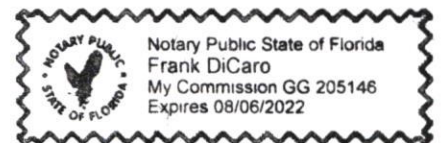
- I am the owner of the property and am making this application **OR**
 I am the owner of the property and am authorizing (applicant): _____
 and (representative, if applicable): ProCivil360, LLC
 to submit an application for the described property.

Brian Garrison
 Signature of Property Owner

STATE OF FLORIDA
 COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 5 day of November, 2021, by Brian Garrison who is personally known to me or produced _____ as identification.

Frank DiCaro
 Signature of Notary Public



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

Notary Seal/Stamp

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9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Vicki McMahon, 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):

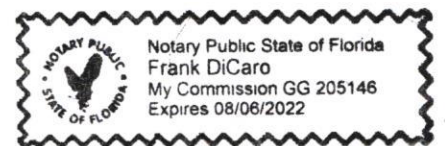
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[X] I am the owner of the property and am authorizing (applicant): ProCivil360, LLC
and (representative, if applicable): ProCivil360, LLC
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 5 day of November, 2021, by Vicki McMahan who is personally known to me or produced as identification.

Signature of Notary Public



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

NARRATIVE
FOR
GARRISON'S
OUTDOOR STORAGE LOT
REZONING
AUGUST 2021

Received

DEC 1 2021

Rev.

Planning Department
Hernando County, Florida

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

NARRATIVE
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REZONING
AUGUST 2021

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