



## Legislation Details (With Text)

**File #:** 10912  
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**On agenda:** 8/23/2022 **Final action:** 8/23/2022  
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**Title:** Variance Petition Submitted by Brian Garrison and Vicki McMahan on Behalf of Florida Coast Shrimp, LLC  
**Sponsors:**  
**Indexes:**  
**Code sections:**

**Attachments:** 1. Detailed Staff Analysis 1438327, 2. Variance Application 1438327, 3. Engineer's Narrative 1438327, 4. Site Plan 1438327, 5. Hernando Beach South Affidavit, 6. APO List 1438327, 7. APO Sketch 1438327, 8. Denial (1) 1438327, 9. Notice of Public Hearing(1), 10. CLK22-102 Affidavit of Publication, 11. Hernando Beach Affidavit, 12. Denial (2) 1438327, 13. Notice of Public Hearing of 8.23.22, 14. CLK22-138 Affidavit of Publication, 15. Approval Resolution, 16. Denial Resolution, 17. Affidavit of Publication of Legal Ad CLK22-138, 18. Variance Petition Submitted by Brian Garrison and Vicki McMahan on Behalf of Florida Coast Shrimp, LLC - ProCivil Site Plan, 19. Public Comment Forms

Date	Ver.	Action By	Action	Result
8/23/2022	1	Board of County Commissioners	adopted	Pass

### TITLE

Variance Petition Submitted by Brian Garrison and Vicki McMahan on Behalf of Florida Coast Shrimp, LLC

### BRIEF OVERVIEW

**Request:** The applicant has requested a variance to reduce rear setback from 20' to 0.6' and to reduce side setback from 20' to 10'. This is a postponement from original Legistar 10377 and MinuteTraq 19639.

**LOCATION:** Gulf Coast Ret Unit 3, Blk 23, Lots 1 & 2

### CURRENT

**ZONING:** C2

**ORDINANCE STANDARDS:** Hernando County Code of Ordinances, Appendix A, Article IV, Section 3, Sub-Section D (2&3) Criteria for Setbacks in C2 Zoning Designations.

### SURROUNDING ZONING & LAND USE

North: C2, Commercial  
South: C2, Commercial  
East: C2, ROW

West: C2, Waterway

**LETTERS RECEIVED:** There are 2 in opposition.

**CONCLUSIONS:**

1. The applicant has requested a variance to reduce rear setback from 20' to 0.6' and to reduce side setback from 20' to 10'.
2. Upon review of the proposed variance, it appears that the change in setback and location of the proposed structures does not appear to be detrimental to the development pattern of the neighborhood nor injurious to the surrounding community.
3. It is recommended that the Board review the request, take public comment and make a finding that the request is consistent with the review criteria of Appendix A, Article IV, Section 3 subsection D(2) & D(3).

**FINANCIAL IMPACT**

A matter of policy.

**LEGAL NOTE**

The Board is authorized to consider the variance request pursuant to Hernando County Code of Ordinances, Appendix A, Article V, Section 3, and Chapters 125 and 163 of the Florida Statutes.

**RECOMMENDATION**

It is recommended that the Board review and approve the variance, finding that the request is consistent with the review criteria of Appendix A, Article V, Section 3.C and approve and authorize the Chairman's signature on the attached associated resolution.