

**REZONING CASE H-24-11
STAFF REPORT**

RECOMMENDATIONS/ACTIONS

**STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION
JUNE 3, 2024**

Hernando County Planning and Zoning Staff requires additional time for this item. As the Item was advertised for public hearing, an action to postpone until the July 8, 2024, Planning and Zoning Commission Meeting is requested by staff. The postponement was discussed with the applicant and is not due to any deficiency or inaction on their part..

INTRODUCTORY INFORMATION:

HEARINGS: Planning & Zoning Commission: June 10, 2024
Board of County Commissioners: July 30, 2024

APPLICANT: KAL Holdings, LLC

FILE NUMBER: H-24-11

REQUEST: Rezoning from AR (Agricultural/Residential) and C-2 (Highway Commercial) to PDP(HC)/ Planned Development Project (Highway Commercial) with the C-2 use of outdoor storage

GENERAL LOCATION: West side of Broad Street (US 41) at its intersection with Old Ayres Road

PARCEL KEY NUMBER(S): 1088771

APPLICANT'S REQUEST

The petitioner requests a rezoning of the subject property from AR (Agricultural/Residential) and C-2 (Highway Commercial) to PDP(GC)/ Planned Development Project (General Commercial) with the specific C-2 use of outdoor storage.

The petitioner proposes three 6,000 square foot “flex space” buildings as well as outdoor storage for use by the “flex space” tenants. Planned Development Project standards require the proposed land uses to be identified. No uses have been identified for this project.

Outdoor storage is a Special Exception use in the C-2 zone. Special exceptions from the C-2 zoning district may be requested as an allowable use in the PDP(HC) zone. Article V, Section 8(B) of the Hernando County Code states:

“A *special exception* use shall be used for only those buildings, uses and accessory buildings specifically indicated, and shall not exceed the maximum size, density, intensity, number of units or other measurement or limiting factors so indicated, in the approval of the *special exception* use.”

Outdoor storage is required to be screened from adjacent properties by a wall, fence, evergreen hedge and/or other approved enclosure when deemed necessary to buffer the use from surrounding areas. The petitioner has not provided information regarding what will be stored on the property or shown a location for the outdoor storage area on the proposed master plan.

Staff Recommendation

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners Postpone the petitioner's request for Rezoning from AR (Agricultural/Residential) and C-2 (Highway Commercial) to PDP(GC)/ Planned Development Project (General Commercial) with A specific C-2 use for outdoor storage.