

**HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION**



Application request (check one):

- ☐ Conditional Use Permit
☒ Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

File No. SE-25-08 Official Date Stamp:

Received

MAY 06 2025

Planning Department
Hernando County, Florida

Date: May 6, 2025

APPLICANT NAME: Cynthia Tarapani, Tarapani Planning Strategies

Address: 128 E. Tarpon Avenue

City: Tarpon Springs

State: FL

Zip: 34689

Phone: 727-642-2030

Email: c.tarapani@tarapaniplanning.com

Property owner's name: (if not the applicant) Suncoast Development Group, LLC

REPRESENTATIVE/CONTACT NAME: Cynthia Tarapani, Tarapani Planning Strategies

Company Name: Tarapani Planning Strategies

Address: 128 E. Tarpon Avenue

City: Tarpon Springs

State: FL

Zip: 34689

Phone: 727-642-2030

Email: c.tarapani@tarapaniplanning.com

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

Contact Name:

Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): See Exhibit A
2. SECTION 35, TOWNSHIP 22, RANGE 18
3. Current zoning classification: PCP-GC
4. Desired use: Outdoor Display
5. Size of area covered by application: 3.40 acres
6. Highway and street boundaries: NE Corner of Suncoast Parkway and County Line Road
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: 20 minutes)

PROPERTY OWNER AFFIDIVAT

I, William J. Kimpton, Manager, 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): Cynthia Tarapani, Tarapani Planning Strategies, LLC
and (representative, if applicable):
to submit an application for the described property.

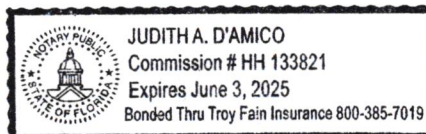
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 15th day of May, 20 25, by
William J. Kimpton who is personally known to me or produced _____ as identification.

Signature of Notary Public

JUDITH A. D'AMICO



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

Notary Seal/Stamp

EXHIBIT C
TRACTOR SUPPLY SPECIAL EXCEPTION
HERNANDO COUNTY

NARRATIVE DESCRIPTION OF REQUEST

INTRODUCTION

Tractor Supply is under contract to purchase three lots within the commercial section of Suncoast Landing, located at the northeast corner of the Suncoast Parkway and County Line Road. The Tractor Supply site is approximately 3.4 acres in size and is composed of three platted lots north of County Line Road, south of Frontage Road and to the immediate east of the Suncoast Parkway right-of-way. Tractor Supply intends to build a retail farm and garden store on the site.

Suncoast Landing was approved by Hernando County as a mixed- use development zoned PDP-GC and PDP-SF in July 2020 and an amendment to one of the conditions was approved in January, 2021. The approved Master Plan and Conditions allow 15.23 acres with 125,000 square feet of General Commercial uses and 34.84 acres developed with 125 single family detached residential units on the overall site. The Tractor Supply site is located at the western end of the General Commercial portion of the project.

Access to the Tractor Supply site is solely via Frontage Road which runs along the north side of the site. Access is not allowed to County Line Road or to the Suncoast Parkway as established in the approved PDP Master Plan.

SPECIAL EXCEPTION REQUEST

As confirmed by the Hernando County Planning Staff, the Tractor Supply farm and garden retail store is an allowable use in the Suncoast Landing PDP-GC. However, one of the accessory uses for all Tractor Supply stores is an outdoor display of trailers and equipment and this use is allowed only through a Special Exception. Therefore, Tractor Supply is submitting this Special Exception application to allow outdoor display of trailers on the site.

A Master Plan is included in this submittal which shows the proposed location for the outdoor display of trailers. The outdoor display area is proposed to be located on the western boundary of the site and is shown on the Master Plan in the color pink. It should be noted that the required parking for the Tractor Supply business is exceeded and the spaces occupied by the trailers are not counted towards the required parking spaces. Additionally, the location of the outdoor display of the trailers has been designed such that it does not impede circulation throughout the site.

As is typical of all Tractor Supply stores and other farm/ garden stores, this site will include a Fenced Outdoor Display Area and Sidewalk Display. The Hernando County Planning Staff has confirmed that both of these displays are allowable as accessory uses to the to the principle retail business and do not require additional review. The Fenced Outdoor Display is shown in the color yellow on the Master Plan and is located on the south side of the building accessible both through the building and through the parking area. The Sidewalk Display is shown in the color medium green on the Master Plan and is located along the sidewalk adjacent to the store's entrance. Both Display Areas contain goods and merchandise that are sold at the Tractor Supply store including garden supplies, live plant material, fencing and gates, and seasonal items.

In summary, the proposed Special Exception to allow outdoor display of trailers at this Tractor Supply store should be approved for the following reasons:

1. The requested outdoor display of trailers is a standard component of all Tractor Supply stores and is necessary for the successful operation of this store;
2. The principal use of the site as a Tractor Supply retail store is allowed as a General Commercial use in Suncoast Landing;
3. The requested outdoor display of trailers is consistent in size and scope as allowed at other similar farm and garden stores;
4. The requested outdoor display of trailers is located at the western boundary of the site, adjacent to the Suncoast Parkway right-of-way which will minimize its impact on the balance of the commercial lots within Suncoast Landing, and in a location that does not impede circulation on the site; and
5. The site exceeds the required parking spaces without counting the spaces utilized for outdoor display of trailers.