

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: August 11, 2025
APPLICANT:	Cyndi Tarapani, Tarapani Planning Strategies
FILE NUMBER:	SE-25-08
REQUEST:	Special Exception Use Permit for Outdoor Storage
GENERAL LOCATION:	The north side of County Line Road, at the east side of its intersection with the Suncoast Parkway
PARCEL KEY NUMBER:	1796319, 904560, 1796328

APPLICANT'S REQUEST

The petitioner is requesting a Special Exception Use Permit to allow the outdoor storage and display of trailers and equipment in conjunction with a Tractor Supply Company retail use. The subject property is located within the Suncoast Landing Phase 1 subdivision, which was approved in 2020 as a mixed-use development under File H-21-12. A subsequent amendment (File H2049) authorized 15.23 acres for General Commercial uses (up to 125,000 square feet) and 34.84 acres designated for one hundred twenty-five (125) single-family residential units.

The proposed outdoor display area is located along the western boundary of the commercial portion of the site, adjacent to the Suncoast Parkway right-of-way. This location was specifically chosen to minimize both visual and functional impacts on the remaining commercial parcels within Suncoast Landing.

Access to the site and the Tractor Supply store is provided exclusively via an internal frontage road along the northern boundary of the development; no direct access is available from County Line Road.

The development exceeds the minimum parking requirements for the Tractor Supply use. Furthermore, the parking spaces currently utilized for trailer and equipment display are not included in the required parking calculation and do not result in a parking deficiency.

SITE CHARACTERISTICS

Site Size: 3.3 Acres

Surrounding Zoning

& Land Uses: **North:** PDP(SF)/Planned Development Project (Single Family)
South: Right of Way: Pasco County
East: PDP(GC)/Planned Development Project (General Commercial)
West: Suncoast Parkway

Current Zoning: PDP(GC)/Planned Development Project (General Commercial)

Future Land Use

Map Designation: Commercial

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently provide water or wastewater service to the subject parcels; however, service is available. HCUD has no objection to the requested Special Exception Use Permit to allow outdoor display of trailers, provided the site connects to central water and wastewater systems at the time of site development.

ENGINEERING REVIEW:

The subject site is located on the north side of County Line Road, at the east side of its intersection with the Suncoast Parkway. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- Outdoor storage is acceptable.
- Construction drawings will be required and must comply with current County standards.
- The project is covered under Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit No. 44704.001.

LAND USE REVIEW:

The subject property was approved by Hernando County in 2020 as a mixed-use development, permitting 15.23 acres for up to 125,000 square feet of General Commercial uses and 34.84 acres for one hundred twenty-five (125) single-family residential units.

In accordance with County Land Development Regulations (LDRs), if the developer fails to obtain a building permit for the vertical construction of the principal or primary structure within two (2) years of the approval date, or if the Special Exception Use is not established within this timeframe, the Special Exception Use Permit shall be considered null and void.

Minimum Building Setbacks:

- Commercial Frontage Road: 25' (Deviation from 35')
- County Line Road: 75' (Deviation from 125')
- Trillium Boulevard: 20' (Deviation from 35')
- Entrance Boulevard: 35'
- Sides: 20'

Screening:

In accordance with Hernando County Land Development Regulations (LDRs), outdoor display must be around the perimeter of outdoor display by a wall, fence, or other approved enclosure. The screening must meet a minimum opacity standard of eighty percent (80%), be located behind the building line, and have a height between five (5) feet and eight (8) feet.

Comments: The petitioner has not indicated any screening provisions for the subject property. If the request is approved, the petitioner shall be required to comply with all conditions outlined in rezoning file H-20-12 and its amendment H-20-49.

Buffers:

A buffer with a minimum landscaped separation of five (5) feet shall be provided. The nonresidential use on the lot must be permanently screened around the area of outdoor display by a wall, fence, and/or other approved enclosure. The screening shall have a height of at least five (5) feet, not exceeding eight (8) feet, or be comprised of an evergreen hedge that is at least five (5) feet tall at the time of planting.

Comments: The petitioner has not provided any buffer provisions for the subject property. If approved, the petitioner shall be required to comply with all conditions outlined in rezoning file H-20-12 and its amendment H-20-49.

Lighting:

Hernando County Land Development Regulations (LDRs) require lighting that enhances the project's visual impact on the community by appropriately addressing lighting intensity and glare. Commercial buildings and developments shall be designed to provide safe, convenient, and efficient lighting for both pedestrians and vehicles.

Comments: The petitioner has not provided any lighting provisions for the subject property. If approved, the petitioner shall be required to install full cutoff fixtures and ensure that all lighting is contained on-site, preventing any light spillage onto adjacent residential properties.

COMPREHENSIVE PLAN REVIEW:

The subject property is designated commercial on the adopted Future Land Use Map. It is situated within a designated commercial node and aligns with the goals and policies of the Comprehensive Plan.

FINDINGS OF FACT:

1. A Special Exception Use Permit for Outdoor Storage is appropriate due to its consistency with the Comprehensive Plan and compatibility with surrounding uses, subject to appropriate performance conditions.
2. The proposed project shall be subject to a commercial review prior to development.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit to allow the outdoor storage and display of trailers and equipment, subject to the following performance conditions:

1. The petitioner shall obtain all necessary permits from Hernando County and other applicable regulatory agencies, comply with all applicable land development regulations for construction or use of the property, and complete all required development review processes.
2. All conditions established under File H-20-12 and H-20-49 shall remain in full effect and continue to apply to the subject property.
3. The proposed project shall be subject to a commercial review.
4. The petitioner shall connect to the central water and wastewater systems at the time of site development.

5. All construction drawings shall comply with current Hernando County standards and specifications.
6. Building Setbacks shall be in conformance with the approved master plan (file numbers H-20-12 and H-20-49).
7. The site shall be developed in accordance with the site plan provided by the applicant and attached to this application.
8. If the petitioner fails to obtain a building permit for the vertical construction of the principal or primary building within two (2) years from the approval date, or if the special exception use is not established during this period, the special exception use permit shall be null and void.