

BOCC ACTION:

On March 3, 2026, the Board of County Commissioner voted 5-0 adopt a resolution approving the petitioner's request for a Master Plan Revision on property zoned PDP(HC) Planned Development Project (Highway Commercial) with a special exception use for outdoor storage with the following modified performance conditions:

1. The petitioner shall obtain all required permits and approvals from Hernando County and all other applicable agencies, comply with all applicable Land Development Regulations, and complete all required development review processes prior to any construction or use of the property.
2. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.
4. ~~The~~ If warranted, the petitioner shall submit a utility capacity analysis and provide connection to the applicable utility system(s), in accordance with the County Code/Ordinance, at the time of site development.
5. A Traffic Access Analysis is required if warranted. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
6. The applicant shall obtain all applicable FDOT access permits (and any required drainage permits). Any FDOT-required improvements to U.S. 19 and/or Commercial Way shall be completed at the applicant's expense.
7. The petitioner shall be required to meet the requirements of the Residential Protection Standards and General Commercial Standards in accordance with the Land Development Regulations.
8. Outside storage shall be permitted only along the south and west sides of the rear building, as depicted on the Master Plan.
9. Flushing of equipment shall be prohibited on the subject site.
10. Right-of-Way Encroachment: County GIS aerial imagery indicates storage and/or parking within the County right-of-way. All materials, equipment, vehicles, and other items shall be removed from the County right-of-way, and no storage or parking shall occur within the right-of-way.
11. Site Design Compliance: The driveway design, parking configuration, and overall site layout shall be designed in full compliance with all applicable County standards.
12. The petitioner shall be required to meet the minimum parking requirements in accordance with the Land Development Regulations.

13. Sidewalk Connection: A continuous sidewalk connection shall be provided from the building to the sidewalk along Commercial Way.
14. The petitioner shall comply with all applicable Southwest Florida Water Management District (SWFWMD) requirements for the capping and abandonment of any existing wells on the existing residential lot.
15. The petitioner shall provide an eight (8) foot fence with 100% opacity along the north and south sides of the rear building to screen the outside storage from highway view.
16. Perimeter Setbacks:

- Front (East): 75' (Deviation from 125')
- Sides (North and South): 20'
- Rear: 35' (From future frontage road)

17. In the heavy commercial districts, screened outside storage shall be permitted behind the building line as an accessory use to a permitted use. Screening shall be required from adjoining and contiguous properties by a wall, fence, or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet.

The subject property is adjacent to R-1C (Residential) zoning to the south, which requires a minimum ten-foot (10') buffer, and AR-2 (Agricultural Residential) zoning to the west, which also requires a minimum ten-foot (10') buffer. If the Master Plan is approved, the petitioner shall be required to provide the following buffers:

- North: 8' (Chain Link Fence with 100% opacity)
- South: 10'
- East: 5'
- West: 10'

All buffers shall be enhanced as necessary to meet the minimum 80% opacity criteria. The outdoor storage area shall have an 8' opaque fence interior to the landscaping.

18. No additional fences or walls are proposed by the petitioner; only landscaping is proposed. Where existing buffers do not achieve 80% opacity in their natural condition, the developer shall enhance and/or augment the vegetation to meet the required screening standard.
19. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.
20. Outdoor storage shall not exceed the height of the fence.
21. Due to the project's frontage along Commercial Way, a frontage road shall be provided with a minimum width of 50 feet. The current plan shows 25 feet and shall be revised to meet the minimum required standard.
22. The applicant shall be required to provide adequate parking in accordance with the

Land Development Regulations at the time of site plan approval.

23. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of receipt of the Board of County Commissioners Action from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.