

**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.

**PLANNING AND ZONING COMMISSION
JUNE 10, 2024**

At the June 10, 2024 meeting the Planning and Zoning Board approved a postponement of the hearing to the July 8, 2024 Planning and Zoning Board Meeting.

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

It is recommended the Planning and Zoning Commission postpone the petitioner request to 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. To a future hearing date for additional time to coordinate with the Petitioner. As the Item was advertised for public hearing, an action to postpone to a future hearing, Planning and Zoning Commission hearing is requested by staff.

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.

PLANNING AND ZONING COMMISSION

On the June 10, 2024 hearing the Planning and Zoning Board approved a postponement of the petitioners request hearing 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 to the July 8, 2024 Planning and Zoning Commission Hearing.

Staff Recommendation

It is recommended the Planning and Zoning Commission postpone the petitioner request to 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. To a future hearing date for additional time to coordinate with the Petitioner. As the Item was advertised for public hearing, an action to postpone to a future hearing, Planning and Zoning Commission hearing is requested by staff.