

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: November 4, 2024  
Board of County Commissioners: December 17, 2024

**APPLICANT:** Hernando County Board of County Commissioners

**FILE NUMBER:** H-24-60

**REQUEST:** Rezoning from M (Mining) to PSFOD (Public Services Facility Overlay District) for a Public Safety Training Facility

**GENERAL**

**LOCATION:** Citrus Way, approximately 657' south of Peach Orchard Road

**PARCEL KEY NUMBER(S):** 1837098

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### APPLICANT'S REQUEST

The County is seeking to establish a PSFOD/Public Service Facility Overlay District for a Public Safety Training Facility to provide continued education and training for public health and safety. Hernando County does not have adequate training facilities and staff is required to travel outside the County for their Fire, EMS, and Law Enforcement training needs. Since 2012 these departments have been working to identify an appropriate location, and possible funding sources to develop an educational campus to accommodate the ongoing training needs of the County's first responders.

This proposed Public Safety Training Facility will be designed to meet the County's current and future needs. The subject site was chosen with consideration as to how it will impact the surrounding land uses and residents.

The site will require infrastructure installation, environmental mitigation, and road widening. By developing a single campus for a Public Safety Training Facility, the County will be able to provide an "economy of scale" and a reduction in costs by not duplicating buildings and functions on separate sites. Tactical training can utilize portions of new the burn tower, the vehicular driving pad can be configured for multiple uses, obvious infrastructure, restrooms, and other common spaces will be modular in nature and provide a range of options for use. Administrative office and educational facilities have the same opportunities.

The development of the property is proposed as the following phases:

**Phase 1:**

- Master site planning and construction of infrastructure.
- A 4-story training tower. The Fire Facilities Commissioner model serves as an example of what will meet the needs of Fire. Additional options can be added for use by both entities.
- Outdoor rifle and two (2) pistol ranges are contained within the plan. The design and construction of these facilities are outlined in the attached “Range Design Criteria” as developed by the United States Department of Energy. Further development of the specific design should follow these guidelines.
- Combined use Emergency Vehicle Training pad with additional reinforcement for heavy apparatus. This pad may be asphaltic or concrete paving materials and a determination of life cycle costs shall be reviewed to determine the best option. A pavilion shall be placed to provide shelter from the elements.
- Roadways, adequate parking, and staging areas for initial use.

**Phase 2:**

- A combined office and conference hall for law and fire. An office/classroom facility combined with auditorium, gym, and locker rooms. The petitioner proposes to utilize mobile classrooms initially, until funding is available for the new administrative classroom building. The Fire Department currently has two (2) mobile classrooms. Due to the potential of these being re-used in future fire station projects, a third modular will be purchased and remain for use by the Public Safety Training Facility. Location of the temporary structures shall be considered in the overall scheme and plan so as not to interfere with future planned improvements,
- A metal apparatus and equipment storage facility. The size and type is similar to the facility at Fire Station 2 that is currently used by the Supervisor of Elections. The current example is three (3) bays, with plan to expand to four (4) bays. The building may also provide showers and bathroom facilities for decontamination and clean areas.

**SITE CHARACTERISTICS**

**Site Size:** 60.10 acres

**Surrounding Zoning;  
Land Uses:**

North:	AG; Agricultural
South:	M; Mining
East:	M; Mining
West:	M; Mining

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**Current Zoning:** Mining  
**Future Land Use**  
**Map Designation:** Mining

**ENVIRONMENTAL REVIEW:**

**Soil Type:** Candler Fine Sand

**Comments:** The subject site has a history with mining activities, however, none in recent years. The underlying soils are prone to gopher tortoises and will require a comprehensive wildlife/gopher tortoise survey, prepared by a qualified professional shall be conducted prior to any development occurring on the property. The petitioner is required to comply with all applicable FWC regulations.

**Hydrologic Features:**

The property contains portions of a large wetland along the south property line; however, no Wellhead Protection Areas (WHPA) are located on the site according to County data resources.

**Comments:** The petitioner shall delineate the southern wetland on all future plans and meet the minimum buffer standards as required and as applicable by County LDRs.

**Protection Features:**

The property contains a Special Protection Area (SPA) according to County data resources due to previous mining activities.

**Comments:** The petitioner shall meet the minimum recommendations of the Florida Yards & Neighborhoods (FYN) Program for design techniques and principles for all required landscaping.

**UTILITIES REVIEW**

Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. This parcel is located within the City of Brooksville Utility Department's (CBUD) first right to serve district; contact CBUD for any utility related comments.

**Comments:** The petitioner shall reach out to the City of Brooksville for utilities at time of vertical construction.

## ENGINEERING REVIEW

The subject property is located Citrus Way, approximately 657' south of Peach Orchard Road. The County Engineer has reviewed the petitioner's request and provided the following comments:

- A Traffic Access Analysis is required, or applicant must demonstrate thru trip generation that analysis is not required.
- The driveway connections will be required to meet Hernando County standards.
- The parking spaces, drive aisles, signage and pavement markings shall meet Hernando County standards.
- FDOT access management permit required. FDOT drainage permit may be required.

## LAND USE REVIEW

### Building Setbacks

Minimum Building setbacks for the underlining district is 75' from all property lines.

**Comments:** Due to the sensitivity of the activities proposed by the petitioner, the petitioner shall provide a 100' boundary from all property lines.

### Buffers

The underlying zoning of mining buffer shall consist of a minimum of one hundred (100) feet measured perpendicular from the property line. The buffer shall consist of a vegetated screen, augmented by a berm if required to obtain opacity. The petitioner shall be required to preserve or enhance existing vegetation to reach a minimum opacity of 80% around the entire perimeter of the property. The berm shall generally run parallel to, and no closer than fifty (50) feet from, the property line

**Comments:** If approved, the petitioner shall provide a 100' buffer along Citrus Way.

### Landscaping:

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.

### Lighting:

County LDRs require lighting that enhances the visual impact of the project on the community and specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

**Comments:** The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner should be required to provide full

cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring uses.

## COMPREHENSIVE PLAN REVIEW

The subject property is within the Mining land use classification, Public Service Facilities Overlay Districts are allowed in all zoning districts on the adopted Future Land Use Map. The area is characterized by Mining zoning along Citrus Way (South, East and West) and Agricultural to the North.

### Public Facilities Category

**Objective 1.04K**      **The Public Facilities Category includes major facilities that serve a large portion of the County, the entire County, or that include service areas beyond the County.**

**Strategy 1.04K(2):**      The Public Service Facility Zoning Overlay District will be used to evaluate and review all proposed public facilities. Conditions and performance standards may be required through the public facility review process which are binding for purposes of issuance of development orders and permits.

**Comments:**              The subject site is located along Citrus Way an arterial roadway and is adjacent to mining. The location of the subject site provides the necessary distance buffering for the proposed use and the rezoning is compatible with the surrounding area and is consistent with the Comprehensive Plan.

## FINDING OF FACTS

A rezoning from M (Mining) to PSFOD (Public Services Facility Overlay District) for a Public Safety Training Facility is appropriate based on the following:

The request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.

## 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 Concurrence. 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 recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from M(Mining) to PSFOD (Public Services Facility Overlay District) for a Public Safety Training Facility.

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The petitioner shall have a minimum building setback of 100' from all property lines.
3. The petitioner shall provide a wildlife survey to include a gopher tortoise survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
4. All onsite lighting must provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties. Security lighting shall be shielded from the neighboring uses.
5. The petitioner shall provide a minimum of one hundred (100) foot buffer measured perpendicular from the property line. The buffer shall consist of a vegetated screen, augmented by a berm if required to obtain opacity. The petitioner shall be required to preserve or enhance existing vegetation to reach a minimum opacity of 80% around the entire perimeter of the property. The berm shall generally run parallel to, and no closer than fifty (50) feet from, the property line and meet the County's LDRs
6. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
7. A Traffic analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.

8. The petitioner shall provide driveway connection, parking spaces and lot layout in accordance with Hernando County standards.
9. The petitioner shall coordinate the proposed driveway location with the County Engineer.
10. FDOT Access Management Permit shall be required. A FDOT drainage permit may also be required.
11. The petitioner shall coordinate with the City of Brooksville for utilities systems at time of vertical construction.
12. A comprehensive wildlife/gopher tortoise survey, prepared by a qualified professional shall be conducted prior to any development occurring on the property. The petitioner is required to comply with all applicable FWC regulations.
13. The petitioner shall provide a revised plan in compliance with all performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.