

BOARD OF COUNTY COMMISSIONERS ACTION

On January 6, 2026, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a Rezoning from AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations with the following modified performance conditions:

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 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. Due to the project having frontage on Ponce De Leon (US-98), a Frontage Road is required, unless the petitioner constructs a joint direct access to US 98 with the adjacent parcel to the south (Parcel Key # 75974) as part of site development. The proposed location and configuration of the Frontage Road or the joint access shall be reviewed and approved by the County Engineer.
4. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County Facility Design Guidelines standards.
5. U.S. 98/Ponce De Leon Blvd. is within the jurisdiction of FDOT/Florida Dept. of Transportation, Access management and drainage permits may be required.
6. Water and wastewater services are in the City of Brooksville Utility Department's (CBUD) first right to serve district. The petitioner shall contact City of Brooksville Utilities Department (CBUD) for any utility-related concerns.
7. Setbacks:
 - North (Lake Lindsey Rd): 75'
 - South: 35'
 - East (Ponce De Leon Blvd): 125'
 - East (Adj Property): 35'
 - West: 35'
 - If Joint access is achieved, the 125' front setback on the East (Ponce De Leon Blvd) shall be reduced to 75'. If not achieved, the 125' setback requirement will remain.
8. Minimum Buffers:
 - North (Lake Lindsey Rd): 30' Natural Vegetative Buffer
 - South: 20' Natural Vegetative Buffer
 - East (Ponce De Leon Blvd) 20' Natural Vegetative Buffer
 - East (Adj Property): 20' Natural Vegetative Buffer
 - West: 30' Natural Vegetative Buffer

9. The petitioner shall 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.
10. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
11. The subject site shall be subject to the following Residential Protection Standards:
 - There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
 - There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
 - No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
 - No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
 - All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
 - Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.
12. Hernando County Land Development Regulations require that screening of outdoor storage 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. In this instance, the primary use is storage, and the entire site must be fenced.
13. Parking requirements are calculated for a Heavy Construction Service Establishment at a rate of 1.5 parking spaces per employee.
14. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of the final Board of County Commissioners approval from County staff. Failure to submit the revised plan will result in no further development permits being issued.