

## 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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### BOCC ACTION:

On December 17, 2024, the Board of County Commissioners voted 5-0 to 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 with the following unmodified 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 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 50' natural vegetation buffer along the property's northern boundary and a 25' natural vegetation/landscape buffer along Citrus Way.

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~~ 90 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.