

Board of County Commissioners Action

On August 5, 2025, the Board of County Commissioners voted 5-0 to approve the petitioner's request for a rezoning from R1-A (Residential) and C-2 (Highway Commercial) to PDP(GC) Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage 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 be required with all appropriate Florida Fish and Wildlife Conservation Commission permitting requirements.
3. The petitioner shall coordinate with the Hernando County Utilities Department at the time of site development for any upgrades to the existing utilities connections for this expansion.
4. All the roadways referenced within the application and master plan currently exist as local roadways. Improvements to Major Local Roadway standards is not possible, due to the current right of way constraints.
5. All referenced roadways currently have a paved 20-feet in width surface, which is acceptable to the County Engineer.
6. At the time of site development permitting, the petitioner shall demonstrate traffic directional measures to prevent trucks from going south on Love Bird Lane
7. The signage proposed should be sufficient; it is ultimately the responsibility of the design professional to design safe roadway infrastructure. The Department of Public Works reserves the right to provide additional comments at the time of construction drawings.
8. The petitioner shall be required to provide the following minimum buffers for the site:
 - North (Adjacent to Residential): 10'
 - South (Adjacent to existing Lowery's True Value): 5'
 - East (Adjacent to Residential): 5'
 - West (Adjacent to Residential): 5'

In addition to the landscape buffers, the entire site must be fenced in accordance with the Hernando County land Development Regulations.

9. The petitioner shall be required to meet the following setback requirements for the perimeter of the site:
 - Front: 35'
 - Side: 20'
 - Rear: 35'
10. Building separation shall meet or exceed fire prevention requirements.
11. The petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

12. 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.
13. The petitioner shall be required to meet the following residential protection standards for the subject site:
 - 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.
14. The petitioner shall provide a revised plan in compliance with all the performance conditions within thirty (30) calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.