



STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 11, 2026
Planning & Zoning Commission: June 08, 2026
Board of County Commissioners: August 4, 2026

APPLICANT: Williams Realty and Investments Inc.

FILE NUMBER: H-26-03

REQUEST: Rezoning from AG (Agricultural) to PDP(GC)/ Planned Development Project (General Commercial) with specific C-4 uses.

GENERAL LOCATION: North side of Power Line Road approximately 7003 feet from Lockhart Road

PARCEL KEY NUMBER(S): 396770

APPLICANT'S REQUEST

The Petitioner is requesting a rezoning from AG (Agricultural) to PDP(GC) Planned Development Project (General Commercial) with specific C-4 uses to allow for the development of a concrete batch plant. The proposed facility will operate Monday through Saturday from 7:00 a.m. to 6:00 p.m. and it is expected to employ approximately 30 to 50 people. All improvements, including operational areas and parking, are proposed within the interior of the northwest portion of the subject property, on approximately five (5) acres.

Although the subject property is adjacent to residentially zoned land to the east, the proposed improvements are located approximately 1,100 feet from the nearest PDP(SF) (Planned Development Project – Single Family) zoned property, providing substantial separation from existing residential uses.

SITE CHARACTERISTICS

Site Size: 38.4 acres (Petitioner plans on using 5 acres for concrete plant)

Surrounding Zoning;

Land Uses: North: AG (Agricultural)
South: Pasco County
East: PDP(SF)/ Planned Development Project (Single Family)
West: AG (Agricultural)

Current Zoning: PDP(SF) Planned Development Project (Single Family)

Future Land Use

Map Designation: I-75/ SR 50 PDD

ENVIRONMENTAL REVIEW

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.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently provide water or wastewater to this parcel. Water and Wastewater are not available to this parcel. HCUD has no objection to the zoning change from AG to PDP to allow a concrete batch plant on the parcel.

ENGINEERING REVIEW

The subject site is on Northside of Powerline Road approximately 7,003 feet from Lockhart Road. The County Engineer has reviewed the petitioner's request and provided the following comments:

- The petitioner may be required to submit a traffic analysis. This is based on the overall trip generation of the project, which shall be determined at site development permitting.

LAND USE REVIEW

The petitioner is proposing a concrete batch plant; this use is consistent with the I-75/SR 50 Planned Development District (PDD) designation on the Future Land Use Map (FLUM). This district is specifically intended to facilitate high-intensity economic development at a critical transportation node. The project aligns with Future Land Use Goal 1.07, which encourages a mix of industrial and commercial uses that capitalize on the proximity to the interstate.

Setbacks:

The petitioner has proposed the following setbacks for the location of the concrete batch plant and associated improvements.

- North: 100'
- South: 900'
- East: 1083.7'
- West: 100'

Comments: While the eastern setback is significantly larger than minimum requirements, it is appropriate based on the proximity of this use to the adjacent PDP(SF) zoned property. The large setback provides for an appropriate transition between uses and preservation of the existing single-family residential neighborhood.

Buffers:

The petitioner has proposed the following perimeter buffers:

- North: 20'
- South: 20'
- East: 20'
- West: 20'

A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential or agricultural.

The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) feet and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Comments: The petitioner will need to set aside 2.688 acres for 7% natural vegetation.

Lighting:

County Land Development Regulations 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.

Parking:

County Land Development Regulations require a minimum of Three and a half (3.5) parking spaces per One Thousand (1,000) square feet of gross-floor area. The total parking shall be calculated at the time of site development permitting.

Landscape:

The petitioner must 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.

COMPREHENSIVE PLAN REVIEW**I-75/SR-50 Planned Development District**

Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by a significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan:

- a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
- b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;
- c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;
- d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
- e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
- f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;

g. Standards to create a “sense of place.”

Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007, and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Comments: The subject site is within the I-75/S.R. 50 PDD and is consistent with the PDD requirements for the area. This use may provide critical workforce and economic opportunities for the single-family and multifamily units that are currently approved for development within the Planned Development District. Additionally, the proposed use will be required to pay all required surcharge fees toward the infrastructure improvements necessary to facilitate the district’s development.

FINDINGS OF FACT

The rezoning request from AG (Agricultural) to PDP(GC) Planned Development Project (General Commercial) with specific C-4 uses is appropriate due to the following findings of fact:

The parcel is located within the I-75/S.R. 50 PDD which is consistent with the PDD requirements for the area.

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 Concurrency. 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 to rezone from AG (Agricultural) to PDP GC (General Commercial) with specific C-4 uses with the following performance conditions:

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
2. The petitioner must 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, as applicable.
3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
4. 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.
5. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.
6. The total parking shall be calculated at the time of site development permitting.
7. If approved, the petitioner must provide a minimum of seven percent (7%) 2.688 acres of natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.
8. Setbacks:
 - North: 100'
 - South: 900'
 - East: 1083.7'
 - West: 100'
9. Buffers
 - North: 20'
 - South: 20'
 - East: 20'
 - West: 20'
10. The petitioner shall provide a revised plan in compliance with all performance conditions within 30 calendar days of receipt from county staff of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On May 9, 2026, the Planning and Zoning Commission voted 3-0 to postpone the applicants request to rezone from C1 to PDP(GC) with a Specific C-2 use for outdoor storage to a date uncertain.