

STAFF REPORT

HEARINGS: Planning & Zoning Commission: June 9, 2025
Board of County Commissioners: August 5, 2025

APPLICANT: Jorge M Sabater

FILE NUMBER: H-25-12

REQUEST: Rezoning from C-4 (Heavy Highway Commercial) to C2 (Highway Commercial)

GENERAL LOCATION: North side of Chambord St, approximately 690 Feet from Sunshine Grove Rd.

PARCEL KEY NUMBER(S): 998870

APPLICANT'S REQUEST

The petitioner is requesting to rezone the subject property from C-4 (Heavy Highway Commercial) to PDP(HC) – Planned Development Project (Highway Commercial), to permit the operation of a used car dealership. The proposed use will include vehicle sales, car detailing, and storage. The property features an existing 2,500-square-foot building, which will serve as an office and a service garage for vehicle cleaning and vacuuming. All vehicles will be stored within a secured, gated area, with no more than ten (10) vehicles on the lot at any given time. Additionally, the parcel is located within a Public Facility Overlay District, which includes a 300-foot communication tower approved under file number H-98-23.

SITE CHARACTERISTICS

Site Size: 0.6 acres

**Surrounding Zoning;
Land Uses:**

North:	C-2; Developed
South:	C-4; Developed
East:	PDP(GH); Developed
West:	C-4; Developed

Current Zoning: C-4 (Heavy Highway Commercial)

**Future Land Use
Map Designation:** Commercial

ENVIRONMENTAL REVIEW

The subject property is an existing disturbed site. No further environmental impact is anticipated through this rezoning action.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comments:

- Hernando County Utilities Department currently supplies water service to this parcel. Wastewater service is currently not available. HCUD has no objection to the requested zoning change from C4 to PDP(HC), to store 5-10 cars on the parcel and allow for minimal auto sales, subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system. Parcel Key# 998870.

ENGINEERING REVIEW

The subject site is located on the North side of Chambord St, approximately 690 Feet from Sunshine Grove Rd. The County Engineer has reviewed the petitioner's request and provided the following comments:

- This project lies within the Wiscon watershed, in basin D0480. The BFE is 81.4 in NAVD 88. The parcel elevation ranges from 94 to 83.
- No Traffic issues have been identified for the subject site.

LAND USE REVIEW**Proposed Building Setbacks:**

- Front: 75'
- Side: 20'
- Rear: 35'

Comments: There is an existing building on the subject site. No changes to the building envelope are proposed through this rezoning action.

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.

Parking:

County LDRs require two (2) parking spots per 1,000 square feet of gross floor area. The petitioner proposes a 2,500 square foot building, requiring 5 parking spaces.

Buffer:

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.

Comments: The petitioner has requested a deviation from the buffer requirements due to its location adjacent to existing commercial and industrial uses.

Landscaping:

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

COMPREHENSIVE PLAN REVIEW

Future Land Use Map, Commercial Category

The subject site is located within the Commercial Land use designation on the County's adopted Comprehensive Plan.

Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational, and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial

approved as part of mixed-use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Comments: The subject site has an existing building and is surrounded by commercial and industrial uses. The proposed use is consistent with the Comprehensive Plan and is consistent with the surrounding uses.

FINDINGS OF FACT

A rezoning from C-4 (Heavy Highway Commercial) to C-2 (Highway Commercial) is appropriate based on the following: The request is consistent with the Comprehensive Plan Strategies for the location of commercial development and the surrounding commercial uses.

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 for a Rezoning from C-4 (Heavy Highway Commercial) to C-2 (Highway Commercial).

Planning and Zoning Commission:

On June 9, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from C-4 (Heavy Highway Commercial) to C-2 (Highway Commercial).