

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 10, 2025
Board of County Commissioners: May 6, 2025

APPLICANT: Hemchan Rohit and Khamella Rohit

FILE NUMBER: H-24-80

REQUEST: Rezoning from R-1C (Residential) to PDP(HHC)/Planned Development Project (Heavy Highway Commercial)

GENERAL LOCATION: East side of Commercial Way, approximately 425' north of Zebrafinch Avenue

PARCEL KEY NUMBER: 633470

Upon conducting the final review of the requested rezoning of parcel key 633470 (located on Commercial Way, Royal Highlands Unit 1-B, Block 62, Lot 13), it has been noted that there are some concerns regarding the desired zoning district and site survey provided. Please see below:

- The desired zoning district shall be modified from PDP (HHC)/Planned Development Project (Heavy Highway Commercial) to PDP (HC) for with specific C4 use to allow for parking and service of up to 8 light and heavy commercial vehicles.
- The survey provided does not provide a frontage road and sidewalk as required by DPW/Department of Public Works Comments and will need to be modified. Please see DPW comments below:
 - Parcel is in the Chassahowitzka Watershed.
 - A Frontage Road is required as this project is adjacent to Commercial Way (US 19), per Ordinance.
 - Frontage Roads require a sidewalk along one side.
 - The driveway connections will need to meet current County standards.
 - The use of imperious material for the parking area will require an environmental resource permit from the Southwest Florida Water Management District, with appropriate drainage calculations.
 - If any gates are to be used, gates must be set-back 1.5-times the largest vehicle proposed for use on the property. Refer to Hernando County Facility Design Guideline V-18.

- FDOT Access management permit required. FDOT drainage permit may be required.
- Please be aware that the DPW Frontage Road requirement may affect the placement of the septic drainage field
- Per Planning review, modification of survey will also need to include the following:
 - Mechanism or structure for containment of oil.
 - As property lines to the sides and rear abut residential zoned parcels, commercial 5' buffer requirement on boundaries can be bypassed altogether by installation of opaque fence (i.e. chain with slat). This can be achieved by asking for a buffer deviation from 5' to 0'.
 - Placement of fence and/or buffer needs to be listed on master
 - Parking spaces need to show width, length and setbacks from parking also needs to include to sides in addition to the rear and front.
 - "Factory Home" cannot be utilized on commercially zoned parcel. Please update on Master Plan to show listing as "Commercial Modular Office" as this structure will meet commercial requirements for both municipal code and Florida state statute.
 - Please provide proposed square footage, dimensions and setbacks for all structures.

This application shall be continued to a date not specified until such time that these items have been considered by the petitioner and an updated application, narrative and master plan have been submitted for review.