

STAFF REPORT

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

APPLICANT: Rick Blount & Company, Inc

FILE NUMBER: H-24-79

REQUEST: Rezoning from CPDP Combined Planned Development Project and C-2(Highway Commercial) to PDP(HC)/Planned Development Project (Highway Commercial) with a Specific C-4 use with Deviations

GENERAL LOCATION: East side of Broad Street, approximately 1,450' south of Oliver Street

PARCEL KEY NUMBERS: 380527, 201105

BACKGROUND

The petitioner initially requested a rezoning from rezoning from CPDP Combined Planned Development Project and C-2 (Highway Commercial) to PDP(HC)/Planned Development Project (Highway Commercial) with a specific C-4 use with deviations. The petitioner is proposing a 120,000 square foot 3-story self-storage facility (permitted use in the C-2/PDP(HC) zoning district), and 120,000 square feet of flex space (units with office/showroom along the front and warehouse/shop to the rear). Additionally, the petitioner is requesting the following C-4 (Heavy Highway Commercial) uses and deviations:

Requested C-4 Uses:

- Welding Shop
- Light Wholesale and Storage Establishments
- Cabinet Shop
- Domestic and Business Service Establishment
- Construction Service Establishment

Prior to the Planning and Zoning Commission, it was determined that the C-4 (Heavy Highway Commercial) uses were not advertised. Through discussions between the applicant and the County, it was determined that the C-4 uses could be dropped. Additionally, as "flex space" is not defined in the Land Development Regulations but is instead a term of art, that use was removed from the request line.

Current Request:

The petitioner's current request is a Rezoning from CPDP (Combined Planned Development Project) to PDP(HC)/Planned Development Project (Highway Commercial) with Deviations.

Requested Deviations:

The petitioner has requested the following deviations:

- Building Setbacks: Broad Street: 75' (deviation from 125')
- Buffers: Broad Street: 20' (deviation from 35')
- Frontage Road: Waiver of the frontage road due to subject site and adjoining parcel limitations

SITE CHARACTERISTICS

Site Size: 14.9 acres

Surrounding Zoning;**Land Uses:**

North: C-3, City of Brooksville; Fair Grounds
South: City of Brooksville; RV Park
East: City of Brooksville; Southern Hills
West: C-2, CPDP; Vacant

Current Zoning: CPDP & C-2(Commercial 2)

Future Land Use

Map Designation: Commercial

Flood Zone: X; with a portion along US Hwy 41 within the 100 year floodplain

ENVIRONMENTAL REVIEW

Soil Type: Kendrick Fine Sand, Sparr Fine Sand, Arredondo Fine Sand, Nobleton Fine Sand, Micanopy Loamy Fine Sand, Flemington Fine Sand, Floridana Variant Loamy Fine Sand

Habitat: Candler fine sand provides a habitat suitable for gopher tortoises. Given the presence of the Candler fine soils, gopher tortoise habitat and several commensal species have a moderate potential for occurring on the project site including eastern indigo snake (*Drymarchon corais*), Florida mouse (*Peromyscus floridanus*), Florida pine snake (*Pituophis melanoleucus mugitus*), and gopher frog (*Rana areolata*). Since there is the potential for this listed Species of Special Concern to be present, the site should be

inspected prior to construction, and a Florida Fish and Wildlife Conservation Commission permit may be required prior to site alterations.

Comments: A comprehensive wildlife survey shall be conducted in order to identify the listed species present on the property. The listed species present on-site may require a Florida Fish and Wildlife Conservation Commission (FWC) permit prior to site alterations. The petitioner is required to comply with all applicable FWC regulations.

Protection

Features: The subject property contains no Well Head Protection Area (WHPA), according to County data resources.

Hydrologic

Features: The subject property contains no wetlands or Special Protection Areas (SPA), according to County data resources.

Water

Quality: This project is located within the Weeki Wachee Priority Focus Area identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System.

Comments: The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, plantings, and for required buffers, as applicable.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. This parcel is located within the City of Brooksville Utility Department's (CBUD) first right to serve district.

Comments: The petitioner shall reach out to the City of Brooksville for utilities systems at time of vertical construction.

ENGINEERING REVIEW

The subject site is located at the east side of Broad Street, approximately 1450' south of Oliver Street. The County Engineer has reviewed the petitioner's request and provided the following comments:

- Project lies in the Peck Sink watershed, Include the Governing board approved Watershed model and Base Flood Elevations, which is available from the SWFWMD.
- This project abuts Broad Street (US Hwy 41), which requires a Frontage Road with sidewalk to be installed per Ordinance. The applicant has requested a waiver

of the Frontage Road requirement, which is approved by the Department of Public Works, per the reasons stated in narrative.

- A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be responsibility of the developer to install.
- FDOT Access management permit required. FDOT drainage permits may be required.

LAND USE REVIEW

Setbacks

Minimum Building Setbacks

- Broad Street 75' (deviation from 125')
- North: 20'
- East: 35'
- South: 20'

Screening

Hernando County LDRs require screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet. In this instance, the primary use is storage, and the entire site must be fenced.

Proposed Project Buffers:

- North: 20' undisturbed vegetated buffer (80% opacity)
- South: 20' undisturbed vegetated buffer (80% opacity)
- East: 20' undisturbed vegetated buffer (80% opacity)
- West: 20' (deviation from 35') undisturbed vegetated buffer (80% opacity)

*All buffers are to remain undisturbed, enhanced with plantings when needed to reach 80% opacity. Clearing of the buffers is not permitted. Silt fencing is to be placed inside the buffer, facing interior of the property.

Lighting:

County LDRs require lighting that enhances the visual impact of the project on the community and to 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 lighting provisions for subject property. If approved, the petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential uses.

COMPREHENSIVE PLAN REVIEW:

The subject site is located within the Commercial Land use designation on the County's adopted Comprehensive Plan. The area is characterized by a mix of uses. Existing to the north City of Brooksville Fair Grounds, to the South and East City of Brooksville, and Combined Pla to the west.

Future Land Use Map

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 US 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.

Commercial Category.

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 is located adjacent to a major commercial corridor and along an arterial roadway. The proposed use is consistent with the Commercial Land Use strategies.

Land Use Compatibility

Strategy 1.10B(1): Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

Comments: The proposed use is compatible with the surrounding development trends and is appropriate subject to performance conditions.

FINDINGS OF FACT:

A rezoning from CPDP (Combined Planned Development Project) to PDP(HC) Planned Development Project Highway Commercial with a Specific C-2 use for Self-Storage and flex space with Deviations is appropriate based on the following:

1. The request is compatible with surrounding development and is consistent with the Commercial land Use designation.
2. The petitioner requested a waiver of the frontage road and proposes connecting to an existing access drive to the north. The County Engineer has indicated the request is justified; however, the petitioner will need to coordinate with the County Engineer for the submission of the waiver.

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.

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.

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 CPDP (Combined Planned Development Project) to PDP(HC)/Planned Development Project (Highway Commercial) with a Specific C-2 use for Mini Storage and Flex space with Deviations with the following performance conditions.

1. The petitioner shall 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 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.
3. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.
4. The petitioner has requested a waiver of the frontage road ordinance along Broad Street (US Hwy 41).
5. The development shall provide a sidewalk (pedestrian connectivity) from the building to the sidewalk along Broad Street/ US Hwy 41.
6. FDOT access management drainage permit shall be required.
7. The petitioner shall coordinate with the City of Brooksville for utilities systems at time of vertical construction
8. Minimum Building Setbacks
 - Broad Street: 75' (deviation from 125')
 - East: 35'
 - North: 20'
 - South: 20'
9. Minimum Buffers:
 - North: 20' undisturbed vegetated buffer (80% opacity)
 - South: 20' undisturbed vegetated buffer (80% opacity)
 - East: 20' undisturbed vegetated buffer (80% opacity)
 - West: 20' (deviation from 35') undisturbed vegetated buffer (80% opacity)

*No land disturbing activities are permitted in the buffers, with the exception of

the removal of invasive species or dead trees. All buffers are to remain undisturbed, enhanced with plantings when needed, to reach 80% opacity. Clearing of the buffers is not permitted.

10. The petitioner shall screen the parcel with an opaque fence, wall or opaque landscaping at a height that will effectively screen the storage from adjoining streets and properties.
11. The petitioner shall be required to do a Traffic Analysis at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
12. Permitted C-4 Uses:
 - Welding Shop
 - Light Wholesale and Storage Establishments
 - Cabinet Shop
 - Domestic and Business Service Establishment
 - Construction Service Establishment
13. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

Note: Upon final review of the application packet and staff report, it was determined that the C-4 uses initially included in the applicant's narrative were not advertised. After discussion with the applicant, the staff recommendation is modified via strikethrough/underline as follows.

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 CPDP (Combined Planned Development Project) to PDP(HC)/Planned Development Project (Highway Commercial) ~~PDP(HC)/Planned Development Project (Highway Commercial)~~ with a Specific C-2 use for Mini Storage and Flex space with Deviations with the following performance conditions.

1. The petitioner shall 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 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.
3. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.
4. The petitioner has requested a waiver of the frontage road ordinance along Broad Street (US Hwy 41).
5. The development shall provide a sidewalk (pedestrian connectivity) from the building to the sidewalk along Broad Street/ US Hwy 41.
6. FDOT access management drainage permit shall be required.
7. The petitioner shall coordinate with the City of Brooksville for utilities systems at time of vertical construction
8. Minimum Building Setbacks
 - Broad Street: 75' (deviation from 125')
 - East: 35'
 - North: 20'
 - South: 20'
9. Minimum Buffers:
 - North: 20' undisturbed vegetated buffer (80% opacity)
 - South: 20' undisturbed vegetated buffer (80% opacity)

- East: 20' undisturbed vegetated buffer (80% opacity)
- West: 20' (deviation from 35') undisturbed vegetated buffer (80% opacity)

*No land disturbing activities are permitted in the buffers, with the exception of the removal of invasive species or dead trees. All buffers are to remain undisturbed, enhanced with plantings when needed, to reach 80% opacity. Clearing of the buffers is not permitted.

10. The petitioner shall screen the parcel with an opaque fence, wall or opaque landscaping at a height that will effectively screen the storage from adjoining streets and properties.
11. The petitioner shall be required to do a Traffic Analysis at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
12. ~~Permitted C-4 Uses:~~
 - ~~Welding Shop~~
 - ~~Light Wholesale and Storage Establishments~~
 - ~~Cabinet Shop~~
 - ~~Domestic and Business Service Establishment~~
 - ~~Construction Service Establishment~~
13. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

P&Z RECOMMENDATION

On March 10, 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 CPDP (Combined Planned Development Project) to PDP(HC)/Planned Development Project (Highway Commercial) with Deviations with the following **modified** performance conditions.

1. The petitioner shall 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 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.
3. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.
4. The petitioner has requested a waiver of the frontage road ordinance along Broad Street (US Hwy 41).
5. The development shall provide a sidewalk (pedestrian connectivity) from the building to the sidewalk along Broad Street/ US Hwy 41.
6. FDOT access management drainage permit shall be required.
7. The petitioner shall coordinate with the City of Brooksville for utilities systems at time of vertical construction
8. Minimum Building Setbacks
 - Broad Street: ~~75'~~ 100' (deviation from 125')
 - East: 35'
 - North: 20'
 - South: 20'
9. Minimum Buffers:
 - North: 20' undisturbed vegetated buffer (80% opacity)
 - South: 20' undisturbed vegetated buffer (80% opacity)
 - East: 20' undisturbed vegetated buffer (80% opacity)
 - West (Commercial Flex Space): 20' landscaped buffer (~~deviation from 35'~~ ~~undisturbed vegetated buffer (80% opacity)~~)
 - Remainder of Western Boundary: 20' undisturbed vegetated buffer (80% opacity)

*No land disturbing activities are permitted in the buffers, with the exception of the removal of invasive species or dead trees. All buffers are to remain undisturbed, enhanced with plantings when needed, to reach 80% opacity. Clearing of the buffers is not permitted.

10. The petitioner shall screen the parcel with an opaque fence, wall or opaque landscaping at a height that will effectively screen the storage from adjoining streets and properties.
11. The petitioner shall be required to do a Traffic Analysis at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
12. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

BOCC ACTION

On May 6, 2025, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a rezoning from CPDP (Combined Planned Development Project) to PDP(HC)/Planned Development Project (Highway Commercial) with Deviations with the following **modified** performance conditions.

1. The petitioner shall 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 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.
3. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.
4. The petitioner has requested a waiver of the frontage road ordinance along Broad Street (US Hwy 41).
5. The development shall provide a sidewalk (pedestrian connectivity) from the building to the sidewalk along Broad Street/ US Hwy 41.
6. FDOT access management drainage permit shall be required.
7. The petitioner shall coordinate with the City of Brooksville for utilities systems at time of vertical construction
8. Minimum Building Setbacks
 - Broad Street: 100' (deviation from 125')
 - East: 35'
 - North: 20'
 - South: 20'
9. Minimum Buffers:
 - North: 20' undisturbed vegetated buffer (80% opacity)
 - South: 20' undisturbed vegetated buffer (80% opacity)
 - East: 20' undisturbed vegetated buffer (80% opacity)
 - West (Commercial Flex Space): 20' landscaped buffer
 - Remainder of Western Boundary: 20' undisturbed vegetated buffer (80% opacity)

*No land disturbing activities are permitted in the buffers, with the exception of

the removal of invasive species or dead trees. All buffers are to remain undisturbed, enhanced with plantings when needed, to reach 80% opacity. Clearing of the buffers is not permitted.

10. The petitioner shall screen the parcel with an opaque fence, wall or opaque landscaping at a height that will effectively screen the storage from adjoining streets and properties.
11. The petitioner shall be required to do a Traffic Analysis at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
12. The developer shall incorporate architectural elements/materials, such as but not limited to, brick, stone, or similar materials in the construction of the self-storage facility. Specifically, the side facing US Hwy 41. Additionally, no garage door/lad bays shall face US Hwy 41.
13. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.