



STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 12, 2026
Board of County Commissioners: March 3, 2026

APPLICANT: Joseph Pastore

FILE NUMBER: H-25-54

REQUEST: Master Plan Revision on Property Zoned PDP(HC) Planned Development Project (Highway Commercial) with a special exception use for outdoor storage with Deviations.

GENERAL LOCATION: West side of US Hwy 19, approximately 950' north of Ridge Road

PARCEL KEY NUMBER(S): 86622

APPLICANT'S REQUEST

The petitioner is requesting to reestablish the expired Master Plan for the subject property. The site is currently zoned PDP(HC), Planned Development Project (Highway Commercial), pursuant to Rezoning File H-07-33. The applicant is requesting deviations from the previously approved Master Plan. Although the property has been used for outside storage, the site has not been previously developed. The Master Plan has since expired; however, the prior approval included outside storage as an approved use.

The petitioner is proposing to develop the subject site with one (1) 7,000-square-foot building, of which approximately 1,000 square feet will be designated for office use, with the remaining area intended for maintenance and storage.

Deviation Requests

Perimeter Setback Deviation:

- East (front) setback along US Highway 19: reduction from 125 feet to 75 feet

Frontage Road Requirement:

- A frontage road is required due to the project's frontage along Commercial Way. The frontage road shall be provided at a minimum width of 50 feet; the current plan depicts 25 feet and must be revised to meet the minimum required standard.

SITE CHARACTERISTICS

Site Size	1.4 Acres
Surrounding Zoning; Land Uses	North: C2; Pharmaceutical Distributor South: R1C; Undeveloped East: US Highway 19 West: AR2; Undeveloped
Current Zoning:	PDP(HC)Planned Development Project with outside storage
Future Land Use Map Designation:	Residential

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 at the time of commercial remodel permit application.

UTILITIES REVIEW

HCUD does not currently provide water or wastewater service to this parcel; however, water is available. An 18-inch force main is located on the east side of Commercial Way. HCUD has no objection to the Master Plan Revision to reduce the front setback from 125 feet to 75 feet, subject to connection to the central water and/or wastewater system as required by ordinance at the time of site development.

ENGINEERING REVIEW

The subject property is located on the west side of US Hwy 19, approximately 950' north of Ridge Road. The County Engineer has reviewed the petitioner's request and provides the following comments:

- A Traffic Access Analysis may be required.
- A frontage road is required due to the project's frontage along Commercial Way. The minimum required frontage road width is 50 feet; the plan currently shows 25 feet and must be revised to meet the minimum standard.
- The driveway design, parking configuration, and overall site layout must comply with County standards.
- A sidewalk connection is required from the building to the sidewalk along Commercial Way.

- The applicant must obtain all applicable FDOT access (and potentially drainage) permits. Any improvements required by FDOT to U.S. 19 and/or Commercial Way shall be the responsibility of the applicant.
- Aerial imagery on the County’s GIS indicates storage and/or parking within the County right-of-way. All items must be removed from the County right-of-way.
- No additional fences or walls are proposed by the petitioner; only landscaping is proposed. Where the buffers do not achieve 80% opacity in their natural condition, the developer shall enhance or augment the vegetation to meet the required screening standard.

Comments: A frontage road is required due to the project’s frontage along Commercial Way. The frontage road shall be provided at a minimum width of 50 feet; the current plan depicts 25 feet and must be revised to meet the minimum required standard.

LAND USE REVIEW

The petitioner is requesting a Master Plan Revision on Property Zoned PDP(HC) Planned Development Project (Highway Commercial) with a special exception use for outdoor storage

Perimeter Setbacks:

- Front (Commercial Way): 75’ (Deviation from 125’)
- Sides: 20’
- Rear: 35’

Buffers:

The petitioner has proposed the following perimeter buffer for the subject site:

- North: 8’ Chain Link Fence
- South: 5’ Landscaped Buffer
- West: 5’ Landscaped Buffer

The petitioner has proposed a 8’ chain link fence with 100% opacity around the outdoor storage area.

Comments: The subject property is adjacent to R-1C (Residential) zoning to the south, which requires a minimum ten-foot (10’) buffer, and AR-2 (Agricultural Residential) zoning to the west, which also requires a minimum ten-foot (10’) buffer. If the Master Plan is approved, the petitioner shall be required to provide the following buffers:

- North: 8’ Chain Link Fence with 100% opacity
- South: 10’
- East: 5’
- West: 10’

A buffer shall be required between a Planned Development Project (PDP) land use that is non-residential and any external land use that is residential, agricultural-residential, or agricultural.

The buffer shall consist of a minimum five-foot landscaped separation distance. The 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 (5) five feet, a maximum height of (8) eight feet, or an evergreen hedge with a minimum height of (5) five feet at the time of planting.

Lighting:

County Land Development Regulations (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: If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

Outdoor Storage:

Screening for outdoor storage shall be in place prior to the storing of trucks, equipment, and/or portalets. Outdoor storage shall not exceed the height of the fence. All required screening shall consist of an 8-foot-high fence with any associated landscaping on the outside of the fence.

Parking:

The petitioner has proposed a mixed-use parking calculation for office and construction services. Parking is calculated at 3.5 spaces per 1,000 square feet for the office component and 1.5 spaces per employee for the construction service component. Based on the applicant's calculations, 1,000 square feet of office generates 4 required spaces, and five (5) employees generate 7 required spaces, for a total of 11 required parking spaces, including one (1) ADA space.

Comments: The site plan provides 19 total parking spaces, including one (1) ADA space, which exceeds the stated minimum requirement.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map

Residential Category

The Comprehensive Plan designates this area as residential. The use of these parcels as commercial, however, is appropriate due to Hernando County infill policies, the size and nature of Commercial Way (US Hwy19), and due to the current commercial nature of the area.

POLICY 1.01O(4): Infill commercial development may be approved where existing areas having 300 feet or less frontage on arterial or collector roads lie between commercially zoned parcels on the same side of the road so that commercial use of the intervening property(ies) is the most logical land use. The depth of such infill commercial development shall be commensurate with the depth of existing commercial zoning on the proximate parcels which define the infill area. Such approvals shall consider: the traffic impacts of additional commercial development on the affected roadways; the suitability of the property for commercial development while meeting setbacks, parking, drainage, frontage road, access management, and other requirements of the land development regulations; the need for additional commercial development to serve proximate residential populations; environmental constraints; Policy 1.01O(3) prohibiting creation of new strip commercial areas; and compatibility with surrounding land uses.

Comment: The subject parcel has approximately 150 feet of frontage along Commercial Way (US Hwy19). Commercial Way is a four (4) lane divided highway; this road design Commercial property also lines the other side of Commercial Way. Although the Future Land Use Map designates this area as Residential, the most logical and appropriate use of the properties is commercial based upon compliance with the infill commercial development policy.

FINDINGS OF FACT

A Master Plan Revision on Property Zoned PDP(HC) Planned Development Project (Highway Commercial) with a special exception use for outdoor storage is appropriate due to the following findings of fact:

- 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 Master Plan Revision on property zoned PDP(HC) Planned Development Project (Highway Commercial) with a special exception use for outdoor storage with the following performance conditions:

1. The petitioner shall obtain all required permits and approvals from Hernando County and all other applicable agencies, comply with all applicable Land Development Regulations, and complete all required development review processes prior to any construction or use of the property.
2. 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.
3. 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.
4. The petitioner shall submit a utility capacity analysis and provide connection to the applicable utility system(s), in accordance with the County Code/Ordinance, at the time of site development.
5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
6. The applicant shall obtain all applicable FDOT access permits (and any required drainage permits). Any FDOT-required improvements to U.S. 19 and/or Commercial Way shall be completed at the applicant's expense.
7. The petitioner shall be required to meet the requirements of the Residential Protection Standards and General Commercial Standards in accordance with the Land Development Regulations.
8. Outside storage shall be permitted only along the south and west sides of the rear building, as depicted on the Master Plan.
9. Flushing of equipment shall be prohibited on the subject site.
10. Right-of-Way Encroachment: County GIS aerial imagery indicates storage and/or parking within the County right-of-way. All materials, equipment, vehicles, and other items shall be removed from the County right-of-way, and no storage or parking shall occur within the right-of-way.
11. Site Design Compliance: The driveway design, parking configuration, and overall site layout shall be designed in full compliance with all applicable County standards.
12. The petitioner shall be required to meet the minimum parking requirements in accordance with the Land Development Regulations.

13. Sidewalk Connection: A continuous sidewalk connection shall be provided from the building to the sidewalk along Commercial Way.
14. The petitioner shall comply with all applicable Southwest Florida Water Management District (SWFWMD) requirements for the capping and abandonment of any existing wells on the existing residential lot.
15. The petitioner shall provide an eight (8) foot fence with 100% opacity along the north and south sides of the rear building to screen the outside storage from highway view.

16. Perimeter Setbacks:

- Front (East): 75' (Deviation from 125')
- Sides (North and South): 20'
- Rear: 35' (From future frontage road)

17. In the heavy commercial districts, screened outside storage shall be permitted behind the building line as an accessory use to a permitted use. Screening shall be required 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.

The subject property is adjacent to R-1C (Residential) zoning to the south, which requires a minimum ten-foot (10') buffer, and AR-2 (Agricultural Residential) zoning to the west, which also requires a minimum ten-foot (10') buffer. If the Master Plan is approved, the petitioner shall be required to provide the following buffers:

- North: 8' (Chain Link Fence with 100% opacity)
- South: 10'
- East: 5'
- West: 10'

All buffers shall be enhanced as necessary to meet the minimum 80% opacity criteria. The outdoor storage area shall have an 8' opaque fence interior to the landscaping.

18. No additional fences or walls are proposed by the petitioner; only landscaping is proposed. Where existing buffers do not achieve 80% opacity in their natural condition, the developer shall enhance and/or augment the vegetation to meet the required screening standard.
19. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.
20. Outdoor storage shall not exceed the height of the fence.
21. Due to the project's frontage along Commercial Way, a frontage road shall be provided with a minimum width of 50 feet. The current plan shows 25 feet and shall be revised to meet the minimum required standard.
22. The applicant shall be required to provide adequate parking in accordance with the Land

Development Regulations at the time of site plan approval.

23. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of receipt of the Board of County Commissioners Action from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On January 12, 2026, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision on property zoned PDP(HC) Planned Development Project (Highway Commercial) with a special exception use for outdoor storage with the following performance conditions:

1. The petitioner shall obtain all required permits and approvals from Hernando County and all other applicable agencies, comply with all applicable Land Development Regulations, and complete all required development review processes prior to any construction or use of the property.
2. 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.
3. 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.
4. The petitioner shall submit a utility capacity analysis and provide connection to the applicable utility system(s), in accordance with the County Code/Ordinance, at the time of site development
5. A Traffic Access Analysis is required if warranted. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
6. The applicant shall obtain all applicable FDOT access permits (and any required drainage permits). Any FDOT-required improvements to U.S. 19 and/or Commercial Way shall be completed at the applicant's expense.
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occur within the right-of-way.

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