



STAFF REPORT

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

APPLICANT: Land Supplier, LLC

FILE NUMBER: H-23-39

REQUEST: Rezoning from C1 to PDP(GC) with a Specific C-2 use for outdoor storage

GENERAL LOCATION: Northwest Corner of Citrus Way and Centralia Road

PARCEL KEY NUMBER(S): 574480

APPLICANT'S REQUEST

The petitioner is requesting a rezoning from C-1 (General Commercial) to PDP(GC) – Planned Development Project (General Commercial), with a specific C-2 use for outdoor storage.

The petitioner proposes to rezone the property to allow for the development of an outdoor secured storage facility. Proposed site improvements include the installation of a six-foot chain link fence, a controlled access gate, and security cameras.

The site will be cleared as necessary, with trees planted in accordance with applicable landscaping requirements. The proposed ground surface will consist of compacted #57 stone.

The intended use of the property is for the outdoor storage of recreational vehicles (RVs), campers, automobiles, and small- to medium-sized trailers and equipment.

SITE CHARACTERISTICS

Site Size	1.5 Acres
Surrounding Zoning; Land Uses	North: AR-2; Residential Uses South: AR-2; Residential Uses East: AR-2; Residential Uses West: AR-2; Residential Uses
Current Zoning:	C-1; Vacant
Future Land Use Map Designation:	Rural

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District (SWFWMD) and Florida Fish and Wildlife Conservation Commission (FWC) permitting requirements.

UTILITIES REVIEW

The Hernando County Utilities Department does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objection to the requested zoning change from C1 to PDP(GC) with C2 use to allow a secured outdoor storage facility.

FIRE SAFETY REVIEW

The Fire Prevention Manager has reviewed the petitioner's request and has identified the following requirements upon site development:

- Hernando County may require secure access boxes for structures with restricted entry. All boxes must be installed in an accessible location and comply with UL 1037 standards to ensure emergency personnel can enter the site without delay.

ENGINEERING REVIEW

The subject site is located at the Northwest Corner of Citrus Way and Centralia Road. The County Engineer has reviewed the petitioner's request and has the following comments:

- This property contains a small area of Flood Zone "AE, (El.128.6)" in the SE corner. Development within floodplain requires specific permitting and mitigation.
- The gate opening is to be set back from the edge of pavement 1 ½ times the length of the longest proposed vehicle to regularly use the gate.
- Stacking, standing, or parking on Centralia Drive is not permitted.
- Project is required to improve April Drive to Major Local/Commercial Road standards. Refer to Hernando County Facility Design Guideline IV-06. Pave as depicted on site plan.
- Provide sidewalks along both Centralia Road and Citrus Way for the entire length of property frontage, as shown on site plan and both roadways are Collector roadways.
- The site plan requests the use of compacted 57 rock for use parking lot material, this is a deviation from Hernando County Standards, an Administrative Design Variance must be requested to the County Engineer for the use of this material. Refer to Hernando County Facility Design Guidelines page I-13 for procedure.
- Site Development permitting is required to meet the Hernando County Facility Design Guidelines requirements for commercial development, which includes drainage calculations and Southwest Florida Water Management District Environmental Resource Permitting.

LAND USE REVIEW

The petitioner is requesting a rezoning from C-1/ (General Commercial) a to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage.

Setbacks:

Citrus Way:	35'
Centralia Road:	35'
April Drive:	35'
Rear:	20'

Buffers:

Citrus Way:	5'
Centralia Road:	5'
April Drive:	5'
Rear:	10'

Screening:

Hernando County LDR's require that 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.

Landscape:

Hernando County Land Development Regulations (LDRs) require landscaping within all uncovered parking areas, unless otherwise exempt. For every ten (10) parking spaces, a minimum of four hundred (400) square feet of landscaped area shall be provided within medians or islands. Each landscaped area shall include at least one (1) overstory tree, one (1) understory tree, and six (6) shrubs.

No median or island shall be less than five (5) feet in width. Additionally, no row of parking spaces shall exceed ten (10) consecutive spaces without a landscaped interruption.

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 proposed a lighting plan for the subject site. If the master plan is approved, the petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.

COMPREHENSIVE PLAN REVIEW

The subject site is currently zoned C-1 (General Commercial) and is requesting a rezoning to PDP(GC) with a Specific C-2 use for outdoor storage. This request is consistent with the Property Rights Element and the Mapping Criteria for the Commercial land use category.

Property Rights Element

GOAL 12.02 – Property Rights: Hernando County will recognize property rights interests in local decision-making.

Property and Vested Rights

Objective 12.02A: Private property rights will be protected through alternative development techniques, the continuance of non-conformities, procedures for vested rights and other appropriate mechanisms.

Strategy 12.02A(5): The following rights shall be considered in Hernando County's local decision making:

- a. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- b. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- c. The right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- d. The right of a property owner to dispose of his or her property through sale or gift.

Map Interpretation Guidance: Areas considered to have a Commercial Category designation but not shown on the Future Land Use Map 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.

FINDINGS OF FACT

A rezoning from C-1/ (General Commercial) a to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage.

1. 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 Concurrence. 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 requesting a rezoning from C-1/ (General Commercial) to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage with the following performance conditions:

1. The petitioner must 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 only allowable C-2 use shall be outdoor storage of RV's and boats/trailers as needed in accordance with the master plan. Any additional structures or major revisions will require an amendment to the approved master plan.
3. The petitioner shall coordinate with Hernando County Fire Rescue may require secure access boxes for structures with restricted entry. All boxes must be installed in an accessible location and comply with UL 1037 standards to ensure emergency personnel can enter the site without delay.
4. The petitioner shall coordinate with the Health Department and the Southwest Florida Water Management District regarding well and septic system requirements and approvals.
5. The driveway is to meet the Hernando County Facility Design Guideline standards for a Commercial Driveway.
6. The gate opening is required to be set back from the edge of pavement a distance equal to 1.5 times the length of the longest proposed vehicle expected to regularly use the gate. Additionally, stacking, standing, or parking on Centralia Drive is not permitted.
7. The project is required to improve April Drive to Major Local/Commercial Road standards in accordance with Hernando County Facility Design Guideline IV-06. The roadway shall be paved as depicted on the approved site plan.
8. The petitioner shall provide sidewalks along both Centralia Road and Citrus Way for the entire length of the property frontage, as shown on the site plan. Both roadways are classified as Collector roadways.

9. The Site Development permitting is required to comply with Hernando County Facility Design Guidelines for commercial development. This includes, but is not limited to, drainage calculations and obtaining an Environmental Resource Permit (ERP) from the Southwest Florida Water Management District.
10. Security lighting shall be shielded from the neighboring properties in accordance with the requirements of the land development regulations.
11. Minimum building setbacks:

Citrus Way:	35'
Centralia Road:	35'
April Drive:	35'
Rear:	35'
12. Buffers:

Citrus Way:	5'
Centralia Road:	5'
April Drive:	5'
Rear:	10'
13. The site perimeter shall be fenced and landscaped at an 80% opacity in accordance with the requirements of the land development regulations.
14. The petitioner shall follow Hernando County Land Development Regulations (LDRs) which require landscaping within all parking areas.
15. 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.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On May 11, 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 June 8, 2026, Planning and Zoning meeting with the applicant bearing all re-advertising costs.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On June 8, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request to rezone from C1 to PDP(GC) Planned Development Project (General Commercial) with a Specific C-2 use for outdoor storage with modified performance conditions:

1. The petitioner must 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 only allowable C-2 use shall be outdoor storage of RV's and boats/trailers as needed in accordance with the master plan. Any additional structures or major revisions will require an amendment to the approved master plan.
3. The petitioner shall coordinate with Hernando County Fire Rescue may require secure access boxes for structures with restricted entry. All boxes must be installed in an accessible location and comply with UL 1037 standards to ensure emergency personnel can enter the site without delay.
4. The petitioner shall coordinate with the Health Department and the Southwest Florida Water Management District regarding well and septic system requirements and approvals.
5. The driveway is to meet the Hernando County Facility Design Guideline standards for a Commercial Driveway.
6. The gate opening is required to be set back from the edge of pavement a distance equal to 1.5 times the length of the longest proposed vehicle expected to regularly use the gate. Additionally, stacking, standing, or parking on Centralia Drive is not permitted.
7. The project is required to improve April Drive to Major Local/Commercial Road standards in accordance with Hernando County Facility Design Guideline IV-06. The roadway shall be paved as depicted on the approved site plan. The primary entrance shall be off April Drive.
8. ~~The petitioner shall provide sidewalks along both Centralia Road and Citrus Way for the entire length of the property frontage, as shown on the site plan. Both roadways are classified as Collector roadways.~~
9. The Site Development permitting is required to comply with Hernando County Facility Design Guidelines for commercial development. This includes, but is not limited to, drainage calculations and obtaining an Environmental Resource Permit (ERP) from the Southwest Florida Water Management District.
10. Security lighting shall be shielded from the neighboring properties in accordance with the requirements of the land development regulations.

11. Minimum building setbacks:

Citrus Way:	35'
Centralia Road:	35'
April Drive:	35'
Rear:	35'

12. Buffers:

Citrus Way:	5'
Centralia Road:	5'
April Drive:	5'
Rear:	10'

13. The site perimeter shall be fenced and landscaped at an 80% opacity in accordance with the requirements of the land development regulations. Chain-link and vinyl fencing shall not be permitted. The applicant shall utilize a high-quality alternative, such as ornamental aluminum or powder coated steel, to ensure a premium aesthetic and enhanced security. Fencing plans must be approved at the development phase.

14. The petitioner shall follow Hernando County Land Development Regulations (LDRs) which require landscaping within all parking areas.

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