



STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 8, 2025
Board of County Commissioners: February 3, 2026

APPLICANT: Soffron Holdings, LLC

FILE NUMBER: H-25-51

REQUEST: Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use

GENERAL LOCATION: Southeast corner of Alcan Avenue and Landover Boulevard

PARCEL KEY NUMBER(S): 417481

APPLICANT'S REQUEST

The applicant is requesting a Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use.

The applicant is proposing to retain the existing vested use of self-storage (mini warehouse) and is requesting a Master Plan modification to make the following revisions

- Replace the outdoor storage/RV parking with single-story self-storage along the southern buffer. Increasing the total maximum self-storage square footage from 90,000 to 135,000, while maintaining the previously approved buffer widths.
- Establish a maximum building footprint of 85,000 square feet, an increase from the previously approved 45,000 square feet.
- Combine the two previously approved two-story self-storage buildings facing Landover Boulevard into one single two-story building.

BACKGROUND

The subject site was previously rezoned from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses permitting mini-warehouses and outdoor storage, with associated deviations, under Rezoning File H-21-56. The rezoning was approved by the Board of County Commissioners on January 11, 2022, by Resolution 2022-16. The Board's action on that date also included approval of a Small-Scale Comprehensive Plan Amendment designating the site with a Commercial Future Land Use classification (Ordinance 2022-01). To date, no construction has occurred on the property

SITE CHARACTERISTICS

Site Size	4.2 Acres
Surrounding Zoning; Land Uses	North: PDP(OP)Planned Development Project Office Professional; Medical Office uses South: Planned Development Project (Single Family); Single Family Residential East: PDP(OP) Planned Development Project (Office Professional); Medical Offices West: PDP(MF) Planned Development Project (Multi-Family); Vacant Multi-Family
Current Zoning:	PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations
Future Land Use Map Designation:	Commercial

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

The Hernando County Utilities Department does not currently provide water or wastewater service to the subject parcel; however, both services are available to the site. The Department has no objection to the proposed Master Plan Revision to replace the outdoor storage/RV parking area with a single-story self-storage facility. The maximum commercial building footprint shall be established at 85,000 square feet, or 135,000 square feet if developed as a two-story structure. The two-story self-storage buildings should be combined into a single building and will be subject to connection to the central water and wastewater system at the time of site development.

ENGINEERING REVIEW

The subject parcel is located at the southeast corner of Alcan Avenue and Landover Boulevard. The County Engineer has reviewed the petitioner's request and provides the following comments:

- Access: No connection to Landover Boulevard will be permitted.
- Traffic: A revised Traffic Access Analysis may be required. Any improvements identified as part of this analysis shall be the responsibility of the developer.

- Roadway Improvements: Alcan Avenue and Chapel Avenue may require upgrades to meet Commercial roadway standards for the length of the parcel.
- Driveway Connections: Driveway connections shall be constructed to Commercial Connection standards and shall be designed to support all commercial vehicles.
- Sidewalks required the entire length of the parcel along all roadways per Commercial Development Standards

LAND USE REVIEW

The petitioner is proposing to develop the 4.2-acre subject property for mini-warehouse self-storage use. The site is currently zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses allowing mini-warehouses and outdoor storage with deviations. The request seeks to modify the approved Master Plan to maintain the PDP(GC) zoning designation with C-2 uses for mini-warehouses, along with revised deviations. The purpose of the modification is to remove the previously approved outdoor storage component and revise the Master Plan to reflect a reconfigured self-storage building layout.

Setbacks:

- Front (Landover Boulevard): 35' (deviation from 75' previously approved)
- Side (Alcan Avenue and Chapel Avenue): 20'
- Rear (Residential Properties): 35'

Buffers:

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.

The petitioner has proposed the following buffers around the subject site:

- North (Landover Boulevard): 10' Landscaped Buffer
- East (Chapel Drive): 15' Landscaped Buffer
- South (Adjacent to existing residential): 20' Vegetative Buffer
- West (Alcan Avenue): 15' Landscaped

Comments: The southern buffer shall provide permanent screening from neighboring properties. A wall, fence, and/or approved enclosure may be installed to provide screening, provided it has a minimum height of five (5) feet and a maximum height of eight (8) feet. The wall, fence, and/or approved enclosure shall be installed on the

inside edge of the 20-foot preserved vegetative buffer. If a wall, fence, and/or approved enclosure is not installed, an evergreen hedge with a minimum height of five (5) feet at the time of planting shall be required. The evergreen hedge, or an approved equivalent, shall meet the 80% opacity standard.

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.

Parking:

The petitioner has identified approximately one (1) acre of the subject site for driveway and parking improvements. If the Master Plan Revision is approved, the petitioner will be required to meet all minimum standards established by the Hernando County Land Development Regulations at the time of site plan approval.

COMPREHENSIVE PLAN REVIEW

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

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 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.

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.

Commercial Nodes

Strategy 1.04G(2): Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes:

- a. are located at the intersections of roads having collector status or greater;
- b. recognize concentrations of existing commercial development;
- c. are generally less than 100 acres in size within the Adjusted Urbanized Area of the County;
- d. are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County;
- e. may be located in Centers or Corridors pursuant to the related strategies.

Comment: The proposed Master Plan Revision is consistent with the intent, policies, and strategies of the Hernando County Comprehensive Plan. The modification enhances the efficiency, compatibility, and function of the existing commercial site, maintains appropriate scale and intensity, and supports the Plan's goals of directing commercial growth to designated corridors and nodes while preserving the character of surrounding residential areas.

FINDINGS OF FACT

A Master Plan Revision from PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to PDP(GC)/Planned Development Project (General Commercial) with C-2 use for mini warehouse with deviations is appropriate based on the following:

- The proposed revision is consistent with the Comprehensive Plan, compatible with surrounding uses, and provides adequate protection for existing residential developments, subject to the application of appropriate performance conditions.

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's request for a Master Plan Revision on property zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to PDP(GC)/Planned Development Project (General Commercial) with C-2 use for mini warehouse with deviations 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 petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
3. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.
4. The proposed project must provide a drainage design meeting the requirements of Hernando County Facility Design Guidelines and Southwest Florida Water Management District Environmental Resource Permitting requirements.
5. The petitioner shall be limited to a maximum commercial building footprint of 85,000 square feet, and a total commercial floor area not to exceed 135,000 square feet if developed as a two-story structure.
6. The petitioner shall be required to connect to the central water and sewer systems at time of vertical construction.
7. Roadway improvements along Alcan Avenue and Chapel Avenue shall include sidewalks extending the full length of the subject parcel in accordance with Commercial Development Standards.

8. Driveway Connections: Driveway connections shall be constructed to Commercial Connection Standards and shall be designed to support all commercial vehicles. No direct connection to Landover Boulevard shall be permitted. Details shall be provided to the Department of Public Works as the time of site plan review.
9. A revised Traffic Access Analysis may be required; any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
10. Minimum Building Setbacks (Inclusive of Buffers):
 - Front: 35' (deviation from 75' previously approved)
 - Side: 20'
 - Rear: 35'
11. The petitioner shall be required to fence the site in accordance with the Hernando County Land Development Regulations.
12. The petitioner shall preserve a vegetative buffer along the south property boundary. Additionally, the petitioner shall plant a landscaped buffer with a minimum width of 10' along Landover Boulevard. The minimum buffer widths are as follows:
 - North (Along Landover): 10' (Landscaped Buffer)
 - East (Along Chapel Drive): 15' (Landscaped Buffer)
 - South (Along existing residential) *: 20' (Vegetative Buffer)
 - West: Along Alcan Avenue: 15' (Landscaped Buffer)

*The southern buffer shall provide permanent screening from neighboring properties. A wall, fence, and/or approved enclosures can be installed to provide screening as long as the wall, fence, and/or approved enclosures has a minimum height of five (5) feet and a maximum height of eight (8) feet. The wall, fence, and/or approved enclosures shall be installed on the inside edge of the 20' preserved vegetative buffer. If a wall, fence, and/or approved enclosure is not installed, an evergreen hedge with a minimum height of five (5) feet at the time of planting shall be required. The evergreen hedge or approved equivalent will be required to meet 80% opacity standard.
13. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels.
14. Security lighting shall be shielded from the neighboring residential use to the south.
15. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.
16. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of receipt of BCC Action Development Services. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On December 8, 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 Master Plan Revision on property zoned PDP(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to PDP(GC)/Planned Development Project (General Commercial) with C-2 use for mini warehouse with deviations with the following 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 petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
3. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.
4. The proposed project must provide a drainage design meeting the requirements of Hernando County Facility Design Guidelines and Southwest Florida Water Management District Environmental Resource Permitting requirements.
5. The petitioner shall be limited to a maximum commercial building footprint of 85,000 square feet, and a total commercial floor area not to exceed 135,000 square feet if developed as a two-story structure.
6. The petitioner shall be required to connect to the central water and sewer systems at time of vertical construction.
7. Roadway improvements along Alcan Avenue and Chapel Avenue shall include sidewalks extending the full length of the subject parcel in accordance with Commercial Development Standards.
8. Driveway Connections: Driveway connections shall be constructed to Commercial Connection Standards and shall be designed to support all commercial vehicles. No direct connection to Landover Boulevard shall be permitted. Details shall be provided to the Department of Public Works as the time of site plan review.
9. A revised Traffic Access Analysis may be required; any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
10. Minimum Building Setbacks (Inclusive of Buffers):
 - Front: 35' (deviation from 75' previously approved)
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13. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels.
 14. Security lighting shall be shielded from the neighboring residential use to the south.
 15. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.
 16. The petitioner shall provide an architectural design plan for the facility at the time of site development to ensure consistency with the surrounding community.
46. 17. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of receipt of BCC Action Development Services. Failure to submit the revised plan will result in no further development permits being issued.