

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	August 11, 2025
	Board of County Commissioners:	September 2, 2025
APPLICANT:	Casey Cane, Trustee for 6191 Lockhart Road Land Trust	
FILE NUMBER:	H-25-20	
REQUEST:	Rezoning from AG (Agricultural) to C-2 (Highway Commercial)	
GENERAL LOCATION:	West side of Lockhart Road, approximately 680 feet south of Cortez Boulevard	
PARCEL KEY NUMBER(S):	386610	

APPLICANT'S REQUEST

This rezoning is being requested to allow for the future development of commercial space and to market the property for commercial use. The intent is to serve the needs of the local community and the traveling public by providing a variety of retail, service, and related uses. The petitioner does not have specific development plans for the parcel at this time.

SITE CHARACTERISTICS

Site Size: 5.3 acres

Surrounding Zoning;

Land Uses:

North: C-1 (General Commercial); vacant
South: AG (Agricultural); existing agricultural-residential development
East: AG (Agricultural); vacant agricultural
West: AG (Agricultural); existing agricultural-residential

Current Zoning: Agricultural
Future Land Use

Map Designation: Residential

ENVIRONMENTAL REVIEW

The petitioner shall comply with all permitting requirements of the Florida Fish and Wildlife Conservation Commission.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently provide water or wastewater service to this parcel. While water service is available, wastewater service is not. HCUD has no objection to the requested zoning change, provided the Florida Department of Health approves an appropriate Onsite Sewage Treatment and Disposal System for the project.

ENGINEERING REVIEW

The County Engineer has reviewed the petitioner's request and provided the following comments:

- A Traffic Access Analysis will be required at the time of development. Any improvements recommended in the analysis will be the responsibility of the developer.
- Driveway connections, parking spaces, and parking lot layout must comply with Hernando County standards.
- Improvements to Lockhart Road, as outlined in the I-75/SR 50 Planned Development District Area Plan (adopted by the BOCC in September 2007), will be required. The project must also meet the Planned Development District surcharge requirements outlined in Scenario #2 of the Plan.
- Lockhart Road is classified as a Collector Roadway; dedication of right-of-way may be required to accommodate future widening.

LAND USE REVIEW

The petitioner has submitted a request to rezone the property to C-2 (Highway Commercial). As this is a Euclidean zoning request, no deviations from the code or specific performance conditions may be applied. The petitioner will be required to develop the site in accordance with the permitted uses and site development standards outlined in the Hernando County Land Development Regulations.

Permitted Uses:

Permitted uses in a C-2 Highway Commercial District shall be as follows:

- Drive-in restaurants
- Automotive dealer establishments, including the principal selling of used cars
- Tire and automotive accessory establishments
- Automotive specialty establishments
- Automotive and truck rental establishments
- Automobile dealer establishments for the principal selling of new cars with service establishments including body shops
- Automobile and truck repair establishments excluding body shops
- Veterinarian and animal clinics or hospital service establishment
- Alcoholic beverage dispensation
- Publishing and printing service establishments
- Domestic rental establishments
- Crematories
- Public transportation terminals for buses and taxis only
- Light construction service establishments
- Retail plant nurseries
- Mini-warehouses
- One (1) single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public
- Boat sales and service with or without outside display
- Light farm equipment and supply establishments

- Light landscaping service establishments
- Automobile service establishments
- Any use permitted in a C-1 General Commercial District:
 - Comparison goods stores
 - Convenience goods stores with a limit of twelve (12) vehicle fueling stations
 - Personal service establishments
 - Domestic and business service establishments
 - Domestic and business repair establishments
 - Business, professional and nonprofit organization offices
 - Public offices
 - Business training schools
 - Restaurants with or without alcohol dispensation
 - Indoor commercial amusement establishments
 - Indoor motion picture theaters
 - Motels
 - Hotels
 - Automobile parking establishments
 - Gasoline service stations with a limit of twelve (12) vehicle fueling stations
 - Light building material establishments
 - Mortuaries, funeral homes
 - Antique stores
 - Alcoholic beverage dispensation package and restaurants only
 - Retail food stores
 - Veterinary clinics with air conditioned, sound-attenuated runs
 - Light marine establishments
 - Fire stations and state, county and municipal police stations
 - Light domestic rental establishments
 - Auto parts establishments
 - Dry cleaning establishments
 - One (1) single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public
 - Day care centers and preschools
 - Automobile service establishments limited to four (4) service bays
 - Places of Public Assembly
 - Fraternal organizations
 - Secondhand stores
 - Retail plant nurseries with outside storage limited to plants and packaged products
 - Auto glass establishments
 - Aircraft parts establishments
 - Nursing care homes
 - Light construction service establishments

- Call Centers

Setbacks and Building Height:

- Front: 75'
- Side: 20'
- Rear: 35'
- Building Height: 60'

Parking:

The County Land Development Regulations (LDR) establish minimum off-street parking ratios based on the type of use. If the master plan is approved, the petitioner shall be required to meet the minimum parking requirements as specified in the Land Development Regulations (LDR).

Lighting:

County Land Development Regulations 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 this project is 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.

Landscape:

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.

Residential Protection Standards:

The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.

- There shall be no speakers or other sound equipment located within one hundred (100) feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within one hundred (100) feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of midnight and 7:00 a.m. within one hundred (100) feet of any single-family residential district property line.
- No building within one hundred (100) feet of any single-family residential district property line shall be more than twenty (20) feet in height.
- All loading bays and loading docks must be a minimum of one hundred (100) feet from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.

- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

COMPREHENSIVE PLAN REVIEW

Commercial Mapping Criteria

Mapping Criteria: The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50, as well as designated commercial nodes located at intersections of arterial and/or collector roads. These areas are primarily intended for commercial development and support a wide variety of commercial uses.

Map Interpretation Guidance: Areas considered to have a Commercial Category designation, even if not shown on the Future Land Use Map, include:

- Neighborhood commercial and specialty commercial uses as described in this Plan
- Commercial uses approved as part of mixed-use developments
- Commercial areas designated within planned development districts
- Infill development within existing commercial areas
- Extensions of commercial areas from designated commercial nodes
- Pre-existing areas that are commercially developed and designated

Comments: The subject site is located within the Residential land use classification; however, it is immediately adjacent to an area designated Commercial. The expansion of existing designated commercial nodes and pre-existing commercially developed areas is consistent with the Comprehensive Plan mapping criteria.

I-75/SR-50 Planned Development District

Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by a significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and

programming of infrastructure that facilitates orderly development patterns.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan: a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties; b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools; c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit; d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities; e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points; f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail; g. Standards to create a “sense of place.”

Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007, and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Comments: The subject site is located within the I-75/SR 50 Planned Development District (PDD), which encourages commercial, industrial, and mixed-use residential development. The proposed rezoning to C-2 is consistent with the goals, objectives, and development strategies of the I-75/SR 50 Planned Development District (PDD).

FINDINGS OF FACT

The proposed rezoning from AG (Agricultural) to C-2 (Highway Commercial) is appropriate based on its compatibility with surrounding land uses and its consistency with both the Commercial Category Mapping Criteria and the goals of the I-75/SR 50 Planned Development District (PDD).

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 Rezoning from AG (Agricultural) to C-2 (Highway Commercial) in accordance with the staff report.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 11, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners deny the petitioner's request for a rezoning from AG (Agricultural) to C-2 (Highway Commercial) in accordance with the staff report.

BOARD OF COUNTY COMMISSIONERS ACTION

On September 2, 2025, the Board of County Commissioners voted 5-0 to adopt a resolution denying the petitioner's request for a rezoning from AG (Agricultural) to C-2 (Highway Commercial).