

STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 12, 2022
Board of County Commissioners: January 10, 2022

APPLICANT: Tri-County Development, Inc.

FILE NUMBER: H-22-30

REQUEST: Master Plan Revision on Property Zoned PDP(GC)/Planned Development Project (General Commercial) to add a Specific C-2 use for Mini-Warehouse

GENERAL LOCATION: North side of County Line Road, approximately 4,200' west of the Suncoast Parkway

PARCEL KEY NUMBERS: 378790, 379076

APPLICANT'S REQUEST:

On October 13, 2020, the Board of County Commissioners approved a rezoning from PDP(OP)/Planned Development Project (Office Professional) and AG (Agricultural) to PDP(GC)/Planned Development Project (General Commercial), a Rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family), a Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(SF)/Planned Development Project (Single Family), and a master plan revision on properties zoned PDP(SF)/Planned Development Project (Single Family), with deviations, on nine (9) parcels (File No. H2027). The petitioner assembled land to develop a mixed use (commercial and residential) development. The uses were approved as follows:

Approved Uses	Amount
Residential	40.7 Acres; 230 Single-Family Units
Commercial	12.0 Acres; 100,000 Square Feet

The petitioner's current request is for a Master Plan Revision on the 12.0 acres of commercial to add a Specific C-2 use for Mini-Warehouse and increase the maximum commercial building square footage allowed in the project from 100,000 square feet to 150,000 square feet. The petitioner is proposing to add the additional C-2 use to the commercial portions of parcels 378790 and 379076. The

modification would allow for a 100,000 square foot, one-story climate-controlled storage facility, consisting of several buildings. No deviations are being requested.

No changes are being proposed to the residential portion of the development.

SITE CHARACTERISTICS:

- Site Size:** 6.7 acres
- Surrounding Zoning & Land Uses:** North: PDP(SF) and AG
South: PDP(OP); County Line Road
East: PDP(SF); PDP(OP)
West: PDP(SF); PDP(GHC)
- Current Zoning:** PDP(SF); AG; PDP(OP)
- Future Land Use Map Designation:** Residential

ENVIRONMENTAL REVIEW:

- Soil Type:** Candler Fine Sand
- Hydrologic Features:** The property does not contain a Wellhead Protection Area (WHPA), wetlands or floodplain according to County data resources.
- Protection Features:** The property does not contain any Special Protection Areas (SPA) according to county data resources.
- Archaeology:** The property does not contain any archaeological or historical resources according to County data resources.
- Flood Zone:** X
- Habitat:** The subject properties are predominantly wooded; the project area is shown as longleaf pine-xeric oak, open land, and low density residential less with than 2 dwellings according to FLUCCS (Florida Land Use Cover and Classification System) mapping.

Comments: Candler fine sand provides a habitat suitable for gopher tortoises. Narrative states that gopher tortoise burrows are present. Based on the habitat there is potential for commensal species to occur including eastern indigo snake, Florida mouse, Florida pine snake, and gopher frog. The site shall be surveyed prior to site development.
A comprehensive floral/faunal survey (including gopher tortoise burrow survey) shall be conducted to identify listed species. A Florida Fish and Wildlife Conservation Commission (FWC) permit may be required prior to site alterations. The petitioner is required to comply with all applicable FWC regulations.

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.

Comment: Geotechnical subsurface testing and reporting in accordance with the County’s Facility Design Guidelines is required for all Drainage Retention Areas (DRA) within the proposed project.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to these parcels. There is an existing 16-inch water main that runs along the north side of County Line Road. There is an existing 20-inch sewer force main that also runs along the north side of County Line Road. HCUD has no objection to the request, subject to a water and sewer capacity analysis and connection to the central water and sewer systems at time of vertical construction.

ENGINEERING & TRANSPORTATION REVIEW:

The proposed development was previously reviewed by both Pasco County and the Hernando County Department of Public Works. No changes are being proposed at this time for driveways or access roads. The County Engineer’s previous performance conditions will remain in full force and effect (H2027).

LAND USE REVIEW:

The petitioner is proposing a mixed-use development on the subject property, consisting of commercial, residential and fraternal uses. Certain land use specifications apply to the entire project; others apply specifically to the

nonresidential or residential components. There is also an existing special exception use whose entitlements will remain.

Perimeter Setbacks and Buffers:

The petitioner has proposed a 20' natural vegetated buffer tract consistent with the previously approved master plan master plan. Building setbacks are inclusive of the vegetative buffer.

Commercial Perimeter Setbacks

- Front: 75' (Previously Approved)
- Side: 20'
- Rear: 35'

Building Setbacks

- County Line Road: 75' (Previously Approved)
- Side: 20'
- Rear: 35'

Comments: The petitioner proposed 15' of distance between commercial buildings. This separation is consistent with the minimum requirements of the Hernando County Land Development Regulations.

In locations where commercially zoned lots adjoin residential or agriculturally zoned uses (within or external to the subject development), the setback shall be increased to 100'.

Parking

County LDRs require minimum off-street parking ratios based on the type of use and/or overall square footage.

Comments: The petitioner is proposing general commercial uses in the master plan. If approved, the petitioner will be required to provide minimum parking based on specific land uses at the time of conditional plat in accordance with the Hernando County Land Development Regulations.

Large Retail Development Standards:

The petitioner has indicated that the proposed project will be increased to 150,000 square feet of office and/or commercial square footage. Due to the complexity and size of the project, it will be required to meet large retail development standards as specified below:

- Commercial development with any single building, or single site development with multiple buildings with the same use and owned and managed by the same entity, greater than 65,000 square feet of gross floor area is only allowable through approval as a Planned Development Project and which otherwise satisfies these requirements and this article. This type of development may be compatible in a given commercial zoning district but because of its size, intensity, increased traffic-generation, extended hours of operation, or proximity to residential areas/districts or public schools require additional conditions as a prerequisite for approval at a requested location. The applicant shall have the burden of adequately demonstrating compliance with all of the minimum standards set forth below and otherwise contained within this article. The governing body, in their sole discretion and following public hearing and notice, shall be the final arbiter of determining whether compliance with these minimum standards has been adequately demonstrated and whether to approve, approve in part or deny a particular request hereunder.
- Mechanical/operational equipment including HVAC located at ground level shall be set back at least one hundred (100) feet from any property line external to the development site and shall be visually shielded through enhanced screening or shall be located on the roof and shall be visually shielded with a parapet wall. All mechanical/operational equipment shall be sound attenuated as necessary to comply with the county's noise ordinance.
- Where the proposed commercial development consists of multiple buildings (excluding out parcels), then loading areas and loading docks should be situated between said buildings in a manner which allows the buildings to act as screens. All loading areas/docks shall be set back at least one hundred (100) feet from any property line external to the development site and shall be screened at 100% opacity through the use of landscape plantings, berms, fences, or walls. The County may require the use of absorptive noise barrier walls for commercial noise reduction.
- All outdoor lighting shall meet the specific use regulations for commercial lighting under Article III.
- All on site advertising signs, including out parcels, shall be designed as part of a complete signage system and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code.
- The master plan shall meet the following increased setbacks and buffering requirements:

- **Setbacks.** Where any side or rear lot line adjoins (excluding roads) a residential or agricultural-zoned property or an existing residential use, then no building shall be located within one hundred (100) feet of said lot line.
- **Buffering.** A thirty-five (35) foot wide buffer screened at 80% opacity at a height of six (6) feet above finished grade shall run along each rear and/or side property line which abuts any residential or agricultural zoned property. This buffer shall be screened through the use of landscape planting and landscape berms and may be augmented through the use of fences or walls, existing natural vegetation, and/or a combination thereof. The County may require the use of absorptive noise barrier walls for commercial noise reduction.

Comments: The developer will be required to meet all the minimum Large Retail Development regulations per the County's LDR's.

Large Retail Development Signage:

County LDRs require that any commercially zoned parcel(s) with less than one hundred (100) linear feet of road frontage will be allowed one (1) sign not to exceed one hundred (100) square feet in sign area. Commercially zoned parcels with a road frontage in excess of one hundred (100) linear feet will be allowed one (1) square foot of sign area per linear foot of road frontage with a maximum of two hundred (200) square feet of sign area. For commercially zoned parcels on all other roads and for parcels within any zoning district other than commercial or residential there shall be a maximum of fifty (50) square feet of sign area.

Comments: The predominant sign material shall be like the material (e.g., brick, stone, etc.) of the buildings developed on the subject property. The signage for the project is limited to four (4) monument signs not to exceed the maximum spacing in the LDRs. A maximum of two (2) signs no more than 15' in height are allowed as indicated on the site plan. A maximum of two signs no more than 10' in height are allowed along the frontage road.

Shopping centers, malls, strip plazas and other buildings housing more than one (1) business or activity may display no more than one (1) sign for each two hundred (200) feet of frontage, provided they are at least two hundred (200) feet apart along public streets and provided each sign does not exceed the maximum allowed according to County LDRs. The petitioner must meet the minimum sign standards as required by the County LDRs.

Minimum County Required Sign Setbacks (based on total sign surface area):	
Up to 75 square feet in area:	5' from property line
75 square feet and up to 150 square feet in area:	10' from property line
150 square feet or greater:	20' from property line

COMPREHENSIVE PLAN REVIEW:

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.

Strategy 1.04G(3): When reviewing requests to designate new commercial areas or zonings apart from nodes depicted on the Future Land Use Map, the County will be guided by the commercial node strategies provided herein and the need to provide for a range of commercial uses.

Strategy 1.04G(4): Development in commercial nodes shall provide for extension of the County's frontage road network on arterial roadways in accordance with adopted land development regulations. Proposed commercial development may only extend outward from a commercial node where there is a frontage road or cross-access connected to the proposed development in order to encourage compact commercial development and maintain the function of adjacent roadways, especially arterials and collectors. Commercial development shall provide for multi-modal interconnection between commercial activities and adjacent residential areas.

Strategy 1.04G(5): Commercial development in nodes may be required to utilize unified plans in accordance with adopted land development regulations for services and amenities including, but not limited to, drainage, landscaping, access management, multi-modal site circulation, and signage.

Comments: The requested master plan revision is consistent with the Comprehensive Plan. The additional commercial uses proposed for these parcels are part of the overall mixed use master plan and all uses will be interconnected within the development.

County Line Road

Objective 1.08B: County Line Road is recognized as a principal arterial roadway where transportation level of service and efficiency may be compromised by the intensification of land uses. Planning for this corridor is intended to manage development for transportation efficiency and to protect residential neighborhoods.

Strategy 1.08B(2): The corridor segment from Mariner Boulevard to the Suncoast Parkway consists of a residential character with commercial

nodes at each end (Mariner and Suncoast intersections) and a smaller commercial node at Linden Drive. This pattern should generally be continued when considering any proposed projects or requested zoning changes in the planning horizon timeframe.

Comments: The proposed development is consistent with the County Line Road corridor strategies. Existing residential developments are protected through Large Retail Development Standards which provide for adequate transition of existing and proposed residential uses. Additionally, vegetated buffers along boundaries between proposed residential and commercial uses and existing residential development will protect those developments and assist in ensuring that their quality of life is not negatively impact.

Planned Development Projects

Objective 1.10D: Design criteria for Planned Development Projects (PDP) shall address as applicable building placement and height, parking, multi-modal circulation, drainage, landscaping, architectural standards, public space amenities, and energy efficiency. The PDP process allows flexibility in standards for projects that provide environmental protection, landscaping, increased open space, public facilities, innovative design, public benefits, or features that promote quality community design and land use compatibility.

Strategy 1.10D(1): Flexibility in building placement and height standards may be allowed appropriate to the development context for new Planned Development Projects in order to encourage pedestrian and multi-modal interaction at the street level appropriate to the scale of the development. Concepts such as the following may be utilized:

- a. building relationship to the enhancement of multi-modal objectives such as traffic calming or pedestrian movement;
- b. building placement that is integral to the street front;
- c. increased building height and intensity;
- d. building placement that hides parking.

Strategy 1.10D(2): Parking standards for all new Planned Development Projects are encouraged where appropriate to provide for capacity and arrangements appropriate to the scale of the development. Concepts such as the following may be utilized:

- a. parking behind buildings and on streets;
- b. shared parking and reduced parking quantities;
- c. flexible parking quantities and placement standards for typical building and street types;
- d. configurations for mixed use and shared parking;
- e. configurations that easily accommodate transit stops and design of park-and-ride facilities;
- f. alternative paving techniques.

Strategy 1.10D(3): Site circulation and multi-modal access standards are encouraged where appropriate for all new Planned Development Projects to provide for integration of multiple travel modes appropriate to the scale and context of the surrounding development. Concepts such as the following may be utilized:

- a. relationships to community focal points such as schools, shopping centers, government offices, parks and public gathering areas;
- b. standards for traffic-calming techniques, Complete Streets, connected streets and blocks, and multi-modal layout focusing on attractive, safe and convenient access to business fronts and transitions between residential and business areas.

Strategy 1.10D(4): Public space and amenity standards appropriate to the development context and consistent with the scale of development may be required where appropriate for new Planned Development Projects. Concepts such as the following may be utilized:

- a. wide sidewalks, courtyards, gardens or greens that enhance the walkability and expanded useful open space of the site;
- b. public space integrated with the drainage network, using low-impact development (LID) standards where practical;
- c. public space integrated with multi-modal movement, resting and staging area amenities, such as transit stops and business-fronting sidewalks;
- d. site amenities that encourage the use of outdoor public space using vegetation, furniture, architectural features, appropriate lighting and mobile vendor accommodation where appropriate.

Strategy 1.10D(5): Architectural standards and/or building construction standards are encouraged for Planned Development Projects

where necessary to provide guidance for design elements appropriate to the scale of the development. Items to be considered for these types of projects may include the following:

- a. architectural styles, building materials, design elements, roof shapes and architectural details;
- b. building mass step-down scale;
- c. street-visible and hidden facades;
- d. accessory buildings;
- e. doors, windows and storefronts;
- f. awnings, canopies and arcades
- g. camouflage or covering of unsightly structures such as antennas, air conditioners and similar equipment.

Strategy 1.10D(6): Planned Development Projects may include building construction standards and proposals to reduce energy usage, landfill waste and emissions, create a healthy indoor environment, conserve building materials and resources, and promote water efficiency.

Comments: Pedestrian accessibility for the subject property must be extended from the nonresidential areas to the single-family residential pods. Residents living in the single-family pods must have safe and convenient access through sidewalks, crosswalks and bicycle/pedestrian paths to connect to the commercial uses.

Commercial buildings located on lots fronting County Line Road should be placed along the roadway for ease of accessibility for both vehicular and pedestrian traffic. Parking should be primarily along the rear side of the properties.

Transportation Element

Road Network – Frontage Roads

Objective 5.01B: Maintain and expand a system of frontage roads and cross-access easements parallel to County arterial and collector roads. The frontage road network is designed to enable the creation of shared drives, shared easements, and alternative routes. Frontage road configuration is intended to optimize corridor and roadway network function, maintain capacity on the functionally classified network, and provide aesthetic, safe and convenient access to multiple properties and business sites.

Strategy 5.01B(1): The frontage road network protects the function and levels of service of major arterial corridors through the planning horizon by controlling access, reducing traffic volumes, and providing additional capacity.

Strategy 5.01B(2): The provision of frontage roads shall be required as a condition of development adjacent to the arterial network by requiring new development to comply with the County's Frontage Road Ordinance and adopted Facilities Design Guidelines.

Strategy 5.01B(3): The County should require cross-access easements, shared drives, shared access and other techniques that optimize the function of the roadway network where frontage roads are not required.

Strategy 5.01B(4): The County should encourage land use patterns that optimize the function of frontage roads and similar access management strategies through:

- a. clustering of development to enhance the establishment of viable frontage road links;
- b. application of site-specific standards and techniques at Centers and Corridors outlined in the Future Land Use Element of this Plan.

Comments: The petitioner is proposing a frontage road connecting the subject property to the existing Villages of Avalon development, providing a direct connection to Oak Chase Boulevard. The frontage road can also serve as an access drive to the adjacent commercial property to the east of the subject property. This frontage road provides an alternative access to the proposed commercial pod for both the residents of the proposed development and the existing residents in adjacent communities.

FINDINGS OF FACT:

The Master Plan Revision on Property Zoned PDP(GC)/Planned Development Project (General Commercial) to add a Specific C-2 use for Mini-Warehouse is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding areas.

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. Homeowners 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 RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's requested Master Plan Revision on Property Zoned PDP(GC)/Planned Development Project (General Commercial) to add a Specific C-2 use for Mini-Warehouse 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. Development shall be limited 150,000 square feet of commercial uses.
3. The subject development shall be limited to a singular C-2 use for Mini-warehouse. These mini-warehouses shall be limited to a single story.
4. All previous performance conditions (H2027) shall be in full force and effect.
5. 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.