

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: January 13, 2025 Board of County Commissioners: February 25, 2025
APPLICANT:	Spring Hill Development Investment, LLC
FILE NUMBER:	H-24-75
REQUEST:	Rezoning from PDP(IND)/Planned Development Project (Industrial) to C-1 (General Commercial)
GENERAL LOCATION:	North side of the intersection of Dorado Street and Industrial Loop; west side of the intersection of Industrial Loop and Anderson Snow Road.
PARCEL KEY NUMBER(S):	1059892

APPLICANT'S REQUEST

The petitioner is seeking to rezone the subject property from PDP(IND)/Planned Development Project (Industrial) to C-1 (General Commercial), in order to develop a mixed use retail space and a hotel. The petitioner has indicated the development will consist of a 4 story (60' in height), 100 room extended stay hotel (45,000 square feet) and 10,800 square foot retail plazas. Project will include associated parking, 10' vegetative perimeter buffer and drainage retention area located to provide additional buffering. No deviations are requested.

SITE CHARACTERISTICS

Site Size:	4.40 acres
Surrounding Zoning & Land Uses:	North: PDP(IND); Undeveloped South: PDP(IND); Undeveloped East: PDP(GC); Veterinary Clinic West: PDP(SF); Single Family
Current Zoning:	PDP(IND)/ Planned Development Project (Industrial)
Future Land Use Map Designation:	Airport Planned Development District

ENVIRONMENTAL REVIEW

Soil Type:	Candler Fine Sand
Comments:	Candler Fine Sand provides habitat suitable for gopher tortoises (a listed species) and commensal species. A comprehensive faunal (wildlife) survey shall be prepared by a qualified professional during the construction plans stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.
Protection Features:	The property is not located within a Wellhead Protection Area (WHPA) according to County data resources.
Hydrologic Features:	The subject property has no wetlands or Special Protection Areas (SPA) according to County data resources.
Habitat:	Urban Open Lands according to FWC CLC mapping (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data).
Water Quality:	The proposed development is within the Weeki Wachee Basin Management Action Plan, the Weeki Wachee Springs Priority Focus Area (PFA) and the Weeki Wachee Outstanding Florida Springshed (OFS). The property is subject to a nutrient Total Maximum Daily Load (TMDL) for nitrate.
Comments:	The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.
Flood Zone:	X

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has indicated they currently do not supply water or sewer service to this parcel. Water and sewer mains are available along Anderson Snow Road, Industrial Loop and Dorado Steet. HCUD has no objection to the request, subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.

ENGINEERING REVIEW

The subject site is located on the north side of the intersection of Dorado Street and Industrial Loop and the west side of the intersection of Industrial Loop and Anderson Snow Road. The petitioner has indicated two access points for the proposed development. One to Anderson Snow Road and the second to Dorado Street. The County Engineer has reviewed the petitioner's request and provided the following comments:

- A Traffic Access Analysis shall be required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
- Anderson Snow is a Collector Roadway. A sidewalk along Anderson Snow Road is required for the entire length of the project parcel.
- The petitioner shall install sidewalks along Dorado Street for pedestrian connectivity between the subject project and the exiting neighborhood to the west.
- Driveway and parking layout shall meet Hernando County Standards.
- The proposed driveway to Anderson Snow Road shall be limited to a right-in/right-out.
- Sidewalk connections shall be provided from all proposed buildings to Dorado Street and Anderson Snow Road.

LAND USE REVIEW

Setbacks and Maximum Building Height

Minimum Building Setbacks:

- Anderson Snow Road: 75'
- North: 20'
- West: 20'
- Dorado Street: 35'

Maximum Building Height: 45' (this is a restriction in place due to the property being within the Airport Influence Zone).

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: 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.

Buffer

A minimum of a ten (10') foot landscape strip shall be installed along all street property lines, exclusive of driveways. When the ten (10') foot landscape strip occurs between a parking area or vehicle maneuvering or loading area and the street landscape shrub screen of at least thirty (30%) percent opaqueness and a minimum of four (4) feet in height within one year after installation is required. Mature trees at a maximum spacing of twenty (20') feet may be substituted for or combined with the shrub screen. This landscaping may be calculated as part of the thirty (30%) percent of the landscaping requirement.

Parking

All required parking shall meet the requirements of the land development regulations. For Retail uses 4.0 parking spaces per 1,000 gross floor area (the total floor area contained within the building measured to the external face of the external walls) and for hotel uses 1.0 parking space per room is required. The proposed retail square footage of 10,800 will require approximately 43 parking spaces, along with 100 parking spaces for the proposed 100 room hotel.

COMPREHENSIVE PLAN REVIEW

The subject site is located within the Airport Planned Development District on the Comprehensive Plan. Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types, or that have specialized or unique characteristics, or would benefit from a relatively high level of planning control and coordination. PDDs envision a mixture of land uses with the locations of each land use determined through a master planning process. Each individual PDD Category shall include an objective and strategy cluster formulated through the land use process specifically designed for the unique characteristics of the development, district or category. The densities and intensities assigned to each individual PDD are addressed in the Master Plan of the development.

Strategy 1.05B(6): Incompatible uses shall not be allowed within the Airport PDD. This includes, but is not limited to, residential development, hospitals, education facilities, nursing homes, religious establishments, and similar uses that would be impacted with respect to safety, noxious

odors or noise emanating from the airport or that would detract from the land area designated for employment-based uses.

Strategy 1.05B(7): Commercial and industrial development must be compatible with airport operations and other airport activities. Industrial development shall generally be encouraged and incentivized over commercial for the purpose of protecting the employment base of the Airport PDD.

Comments: The Airport PDD encourages Industrial use above other uses in order to meet County goal of manufacturing and trade job opportunities. The subject site is undeveloped and is not an ideal location for industrial uses due to its proximity to residential uses to the west. The hotel and retail uses proposed are considered ancillary commercial uses to the Airport PDD and therefore are not considered incompatible with the strategies of the Comprehensive Plan.

FINDINGS OF FACT

The requested rezoning from PDP(IND)/Planned Development Project (Industrial) to C-1 (General Commercial) is incompatible as a Euclidean zoning and should be converted to a PDP/Planned Development District due to the following:

1. Due to the scale, the proposed project should be converted to PDP(GC)/Planned Development Project in order to allow for performance conditions.
2. As a PDP(GC)/Planned Development Project (General Commercial) the development would be compatible with the Comprehensive Plan and the surrounding area.

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 as a PDP/Planned Development Project and rezone the subject site(s) from PDP(IND)/Planned Development Project (Industrial) to PDP(GC)/ Planned Development Project (General Commercial) 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. This property is located outside the floodplain. Development on the site must conform to the stormwater design requirements of Hernando County Facility Design Guideline and Southwest Florida Water Management District Environmental Resource Permit process.
3. Minimum Building Setbacks:
Anderson Snow Road: 75'
North: 20'
West: 20'
Dorado Street: 35'
4. Maximum Building Height: 45'
5. The Petitioner shall provide a minimum of a 10' landscape buffer along all street property lines, exclusive of driveways. When the ten (10') foot landscape strip occurs between a parking area or vehicle maneuvering or loading area and the street landscape shrub screen of at least thirty (30%) percent opaqueness and a minimum of four (4) feet in height within one year after installation is required. Mature trees at a maximum spacing of twenty (20') feet may be substituted for or combined with the shrub screen.
6. 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.
7. The petitioner shall provide full cutoff fixtures and retain all light on-site and prevent light spillage onto neighboring properties.
8. A Traffic Access Analysis shall be required. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.

9. Anderson Snow is a Collector Roadway. A sidewalk along Anderson Snow Road is required for the entire length of the project parcel.
10. The petitioner shall install sidewalks along Dorado Street for pedestrian connectivity between the subject project and the exiting neighborhood to the west.
11. The petitioner shall provide parking spaces (including Disabled parking spaces), drive aisles, signage and pavement markings will need to meet County Standards
12. Driveway and Parking layout shall meet Hernando County Standards.
13. The proposed driveway to Anderson Snow Road shall be limited to a right-in/right-out.
14. The petitioner shall be required to install a sidewalk connection shall be provided from all proposed buildings to Dorado Street and Anderson Snow Road.
15. The developer is responsible for performing a utility capacity analysis and installing the required connection to the central water and sewer systems at time of vertical construction.
16. The petitioner shall demonstrate satisfactory compliance with federal aviation regulation's part 77 and Federal Aviation Administration "Advisory Circular (AC) 70/7460-1J" regarding Obstruction Marking and Lighting.
17. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
18. 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.