

Comments: The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.

Flood Zone: C

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. There is an existing 12-inch water main that stubs out north of Spring Hill Drive just west of the intersection of Broad Street and Spring Hill Drive which connects to a 12-inch water main that runs along Spring Hill Drive. There is an existing 10-inch sewer force main that runs along the west side of Broad Street under the southbound turning lane for Spring Hill Drive and continues south along Broad Street as a 12-inch line. HCUD has no objections 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 property is located on the signalized northeast corner of Broad Street (US Hwy 41) and Highbury Boulevard/Spring Hill Drive intersection. The petitioner has proposed to improve Highbury Boulevard and Stromberg Avenue to accommodate the proposed traffic flow. The subject property has four (4) proposed access points, two from Highbury Boulevard and two from Stromberg Avenue. One of each of the access drives to each road will be utilized for vehicle traffic and the other drives will be utilized for the proposed semi-truck fueling area. No direct access to Broad Street is proposed.

As part of the request the petitioner has submitted a request to vacate Kentucky Street in order to assemble additional property for the proposed use. Kentucky Street would be relocated and reconfigured and would act as a reverse frontage road.

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

- discuss! 1. The developer must ~~relocate driveway locations further east. The current locations are shown too close to US Hwy 41/Broad Street.~~ *will coordinate driveway locations w/county & FDOT STAFF* Relocation of driveways will ensure traffic operational conflicts are not created at either location.
- OK 2. All driveway, roadways and parking layouts are required to meet Hernando County Facility Design Guidelines standards.

Referenced by petitioner @ P&Z 12/16/22