

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 7, 2024
Board of County Commissioners: November 19, 2024

APPLICANT: M&R Holdings LLC

FILE NUMBER: H-24-39

REQUEST: Rezoning from R-1A (Residential) to C-2 (Commercial Highway)

GENERAL LOCATION: South side of Chambord Street, approximately 300' east of Coastal Boulevard

PARCEL KEY: 999049

APPLICANT'S REQUEST:

The petitioner is requesting a rezoning from R1A/ (Residential) to C2/(Highway Commercial). The 2.54 acre parcel is currently split zoned with 1.89 acres as R1A(Residential) on the northside of the property along Chambord Street and 0.65 acre C-2(Highway Commercial) to the south side along Cortez Boulevard. The petitioner is requesting to continue the C-2(Commercial Highway) zoning to the rear section. The site plan shows the parcels along Cortez Boulevard as Lots A and B (already zoned C-2) with quick serve restaurant uses and Lot C as mini warehouse storage center (parcel along Chambord Street). The mini warehouse storage center building is proposed as approximately 34,400 square feet, with a maximum height of thirty-five (35) feet. No deviations to the zoning district regulations are included in the petition.

SITE CHARACTERISTICS:

Site Size: 1.89 acres (2.54 acres total)

Surrounding Zoning & Land Uses: North: C-4; Chambord Road Warehouse
South: C-2; Doctors office
East: C-4; Warehouse
West: C-2; Shopping Plaza

Current Zoning: R1A (Residential) and C2 (Highway Commercial)

Future Land Use

Map Designation: Commercial

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand

Habitat: Longleaf Pine-Xeric oak vegetative community (scrub oak and pine species, with groundcover and annuals) according to FLUCCS (Florida Land Use Cover and Classification System) mapping. The narrative states that gopher tortoises are present based on a preliminary environmental survey.

Comments: A comprehensive wildlife/gopher tortoise survey, prepared by a qualified professional shall be conducted prior to any development occurring on the property. The petitioner is required to comply with all applicable FWC regulations.

Hydrologic Features: The property does not contain wetlands or Wellhead Protection Areas (WHPA) according to County data resources.

Protection Features: The property contains no Special Protection Area (SPA) according to County data resources.

Water Quality Review: The proposed development is within the Weeki Wachee Priority Focus Area for the Weeki Wachee River Basin Management Action Plan and subject to a nutrient Total Maximum Daily Load (TMDL) for nitrate. Where stormwater is directed to retention/detention areas the developer shall use enhanced treatment methods to reduce nitrogen loading.

Comments: This project is located within the Weeki Wachee Basin identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System.

The petitioner shall meet the minimum recommendations of the Florida Yards & Neighborhoods (FYN) Program for design techniques and principles for all required landscaping.

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. Water is adjacent and available to this parcel. The closest sewer connection would be approximately 500 feet to the west of parcel. HCUD has no objection to the requested.

Comments: 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 between Cortez Boulevard and Chambord Street, approximately 300' east of Coastal Boulevard. The petitioner has indicated access to Chambord Street for the ministorage and two access points along the frontage road and unto SR 50 (Cortez Boulevard). The County Engineer has reviewed the petitioners request and indicated the following:

- The site is located in the Wiscon watershed. FEMA flood map is number 12053C0167D, effective on 2/2/2012. There is a large area of AE floodplain.
- A Traffic Access Analysis is required to be submitted for Lots A and B.
- This project abuts Cortez Boulevard, a Frontage Road is required by ordinance, in this area Chambord Street is the Reverse Frontage Road.
- Provide interconnectivity/cross access to surrounding parcels, including Chambord Street. Cross access agreements will be required.
- FDOT access management permit required.
- FDOT drainage permit may be required.

LAND USE REVIEW:

The petitioner would like to combine this parcel with the adjacent parcel (Key #1754275) to the east and create two (2) quick service restaurants along Cortez Boulevard and a mini warehouse storage center along Chambord Street.

Minimum Building setbacks

Lot A (Quick Service Restaurant)

Front: 125'
Side: 20'
Rear: 35'

Lot B (Quick Service Restaurant)

Front: 125'
Side: 20'
Rear: 35'

Lot C (Mini-Warehouse)

Front: 35'
Side: 20'
Rear: 35'

Parking

County LDRs requires 2 parking spaces for every 100 units for the proposed mini warehouse use and 0.5 per seat for the quick service restaurants.

Comments: The petitioner proposes 21 parking spaces for the mini warehouse use and 11 spaces per quick service restaurant parcel. If approved, the petitioner must meet the minimum parking requirements of the County's LDRs.

Landscaping:

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

Buffers

The minimum commercial buffer shall consist of a 5' landscaped separation distance. The multifamily or 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 five (5) [feet] and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

Comments: The petitioner has indicated a 5' buffer around the property.

Lighting:

County LDRs require lighting that enhances the visual impact of the project on the community and specifically addresses 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: The petitioner has not indicated any provisions for lighting of the subject property. 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 residential uses.

COMPREHENSIVE PLAN REVIEW:

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.

Comments: The subject site is located within a commercial corridor on the County's adopted Comprehensive Plan. The proposed use is compatible with the surrounding area and consistent with the Comprehensive Plan

FINDING OF FACTS:

A rezoning from R-1A (Residential) to C-2 (Commercial Highway) is appropriate and is compatible with the surrounding area and consist with the Comprehensive Plan.

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's 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 R-1A (Residential) to C-2 (Highway Commercial).