

STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 3, 2024
Board of County Commissioners: January 28, 2025

APPLICANT: GB3 Partners, LLLP

FILE NUMBER: H-24-57

REQUEST: Master Plan Revision for a property zoned PDP(IND)/Planned Development Project (Industrial)

GENERAL LOCATION: East side of Anderson Snow Road, West side of the Suncoast Parkway, approximately 2,000' South of Corporate Boulevard, North and West of Edward R Noll Drive.

PARCEL KEY NUMBERS: 1641030

BACKGROUND

On April 15, 1980, the Board of County Commissioners approved a rezoning of an 80.0 acre parcel from AG (Agriculture) to PDP(IND)/Planned Development Project (Industrial) which is designated as Holland Springs Industrial Park, Unit 4. In 2004, a petition to rezone to PDP(SF)/Planned Development Project (Single Family) was denied due to the existing FLU Airport PDD (Planned Development District) policies.

PETITIONER'S REQUEST

The master plan for the subject 18.5 acre property has expired and the petitioner would like to reestablish the master plan, maintaining the zone district as PDP(IND)/Planned Development Project (Industrial) which allows for Industrail-1 & Industrail-2 permitted uses and special exceptions. The petitioner proposes a 200,000 square feet warehouse, office and distribution facility along with a 5-bay loading area and a small maintenance building. The petitioner is not requesting any additional uses, nor deviations.

SITE CHARACTERISTICS

Site Size: 18.5 acres

**Surrounding Zoning/
Land Uses:**

North:	PDP(CP); Vacant
South:	PDP(IND); Edward R Nolls Drive
East:	PDP(PDP), PDP(CP); Edward R Nolls Drive
West:	PDP(IND); Vacant

Current Zoning: PDP(IND)/Planned Development Project (Industrial)
Future Land Use
Map Designation: Airport Planned Development Project

ENVIRONMENTAL REVIEW

Soil Type: Candler Fine Sand

Hydrologic Features: The subject property does not have any wetlands, floodplain or wellhead protection areas according to County data resources.

Special Features: The subject property does not have any special protection areas (SPAs) according to County data resources.

Habitat: Sandhill, shown as commercial and services according to FLUCCS (Florida Land Use Cover and Classification System) mapping

Comments: Candler fine sand provides a habitat suitable for gopher tortoises. Given the presence of the Candler fine sands, gopher tortoise habitat and commensal species have a moderate potential for occurring on the project site. A floral/faunal survey shall be provided to identify any listed species present on the property. The petitioner is required to comply with all applicable Florida Fish and Wildlife Conservation Commission (FWC) regulations.

Flood Zone: X

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. Water and sewer service are both available to this parcel. HCUD has no objection to the request subject to a utility capacity analysis and connection to the central water and sewer systems at the time of vertical construction.

ENGINEERING REVIEW

The subject property is located on the east side of Anderson Snow Road, west side of the Suncoast Parkway, approximately 2,000' south of Corporate Boulevard, north and west of Edward R Noll Drive. The County Engineer has reviewed the request and indicated the following:

- The project access is limited to two 24-foot driveways or one driveway 40-feet in width per Hernando County Facility Design Guidelines.
- Access shall be designed to accommodate delivery trucks. An Administrative Design Variance may or may not be approved for four (4) access points.
- Additional right-of-way will be required along Edward R. Knoll Drive. A “corner clip” of right of way will be required at southeast corner of property.
- A Traffic Access Analysis may be required when development permitting begins. Developer will be responsible for any improvements identified in the Traffic Access Analysis. Refer to Hernando County Facility Design Guideline IV-18.

LAND USE REVIEW:

Proposed Perimeter Setbacks:

North:	35'
South:	35'
East:	35'
West:	20'

Buffer:

County LDRs require that all Industrial districts have installed a five-foot-wide landscape strip consisting of at least one (1) tree, three-inch minimum caliper, per fifty (50) linear feet and two (2) shrubs plus turf grass, ground cover and/or mulch. Preserved natural vegetation may be substituted for landscape strip with the approval of the development department review staff.

Landscaping:

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

Lighting:

The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full or semi-cutoff fixtures as required by the County LDR, in order to retain all light on site and prevent any light spillage onto neighboring uses.

COMPREHENSIVE PLAN REVIEW:

The petitioner has indicated that the proposed project will consist of 200,000 square feet of light warehouse, office and distribution with five (5) bay doors, to be located in the Airport PDD/Planned Development Project.

The use of the property is governed by the following Objectives and Strategies from the 2040 Comprehensive Plan. The standards found within the Comprehensive plan shall be followed as specified below:

Airport Planned Development District Standards

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| Objective 1.05B: | The Airport Planned Development District (Airport PDD) is created to facilitate maximum utilization of the Brooksville Tampa Bay Regional Airport as a center for aviation and aviation related uses, industrial and business park uses and the development of private lands in support of an employment center. |
| Objective 1.05B(1): | The Airport PDD includes both public and privately owned lands. Primary uses allowed include a mixture of aviation, commercial, industrial and public facilities. |
| Objective 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. |
| Objective 1.04H: | The Industrial Category provides primarily for industrial uses with an overall average gross floor area ratio of 0.50 but also includes limited ancillary commercial uses. |
| Objective 1.04H(2): | Industrial development should be located with access to arterial or non-residential collector roadways with easy access to major arterials. Access through residential streets is prohibited. |
| Objective 1.04H(3): | The County shall provide for economic development and provide for a stable inventory of industrial locations through the protection and maintenance of its industrial areas. The conversion of industrially designates sites to other uses is discouraged. |
| Comments: | The proposed request meets the provisions of the Airport PDD and is compatible with the surrounding area with appropriate performance conditions. |

FINDINGS OF FACT

The request for a Master Plan Revision for a property zoned PDP(IND)/ Planned Development Project (Industrial) is appropriate based on the following:

1. The petitioner has vested rights for the development of the property under the Airport Planned Development District and reestablishing the expired master plan for this property is appropriate.
2. Use of this site for warehousing and distribution is consistent with the Airport PDD Objective and Strategy Plan as it supports the intent of the district as an employment center, develops the site for industrial use and promotes a mix of industrial and employment based uses on privately owned land.
3. The site has easy access to collector or arterial roadways designed to provide for the movement of people and goods.
4. The request for a 200,000 square foot light warehouse and distribution center with ancillary facilities is consistent with the designation of the site for industrial uses and the Plan strategies for industrial development.

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'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.

The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.

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 Master Plan Revision for a property zoned PDP(IND)/Planned Development Project (Industrial) 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. The petitioner shall provide a wildlife survey to include a gopher tortoise 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.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
4. A Traffic analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
5. Geotechnical subsurface testing and reporting in accordance with Hernando County's Facility Design Guidelines shall be conducted for all drainage retention ponds within the project.
6. All driveways to the subject development shall meet County Driveway Standards.
7. The developer shall connect to the central water and sewer systems at time of vertical construction.
8. The petitioner shall coordinate with the County Engineer during site design to determine the rights-of-way needs and reservation requirements for County Line Road.
9. The petitioner shall provide an aviation easement to the Hernando County Airport.
10. Minimum Setbacks and Maximum Height:
 - North (Rear): 35'
 - South (Front): 35'
 - East Side: 35'
 - West Side: 20'
 - Maximum Height: 45' and/or three (3) stories
11. Perimeter Buffer:
 - North: 5'
 - South: 5'
 - East: 5'
 - West: 5'
12. The petitioner shall be required to meet county parking standards in accordance with the minimum requirements of the Land Development Regulations.

13. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage.
14. The petitioner shall be required to meet the requirements for industrial development, in accordance with Appendix A, Article III, Section III and Article VIII, Section 6 of the Land Development Regulations.
15. 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.

PLANNING & ZONING COMMISSION ACTION:

On December 9, 2024, the Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision for a property zoned PDP(IND)/Planned Development Project (Industrial) with the following modified 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. The petitioner shall provide a wildlife survey to include a gopher tortoise 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.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
4. A Traffic analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
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 - West Side: 20'
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Note: Per the dimensions and area regulation from the industrial districts the maximum building height permitted may be increased provided one additional foot is added to each of the required yards for each additional foot of building height constructed over the maximum building height permitted. In such cases the minimum side yard requirement shall be thirty-five (35) feet plus one additional foot for each additional foot of building height constructed over the maximum building height permitted.

Building height will also comply with FAA and the airport requirements.

11. Perimeter Buffer:

- North: 5'
- South: 5'
- East: 5'
- West: 5'

12. The petitioner shall be required to meet county parking standards in accordance with the minimum requirements of the Land Development Regulations.

13. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage.

~~14. The petitioner shall be required to meet the requirements for industrial development, in accordance with Appendix A, Article III, Section III and Article VIII, Section 6 of the Land Development Regulations.~~

15. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of being officially notified by the Planning Department of the final BCC approval Action. Failure to submit the revised plan will result in no further development permits being issued.