

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 8, 2022
Planning & Zoning Commission: September 12, 2022
Board of County Commissioners: September 13, 2022
Board of County Commissioners: October 11, 2022

APPLICANT: CFB Realty, LLC

FILE NUMBER: H-22-35

REQUEST: Establish Master Plan on Property Zoned PDP(GC)/Planned Development Project (General Commercial) with a Rezoning to include a Specific C-2/(Highway Commercial) use with Outdoor Storage and Deviations

GENERAL LOCATION: Southeast corner of Cortez Boulevard and Kettering Road

PARCEL KEY NUMBERS: 1675066

APPLICANT'S REQUEST:

The petitioner is requesting to establish a Master Plan on the subject property zoned PDP(GC)/Planned Development Project (General Commercial) and rezone the underlying zoning to include a specific C-2/(Highway Commercial) use for mini-warehouse with outdoor storage. The petitioner is proposing four (4) commercial outparcels, varying in size, over the 23.65-acre site with a maximum 360,568 square foot development. The petitioner has not indicated the overall size or height of the proposed mini-warehouse facility.

The petitioner is requesting the following deviations:

- Cortez Boulevard: 125' to 75'
- South: 35' to 20'
- Due to the subject site bordering the Withlacoochee State Trail along the east, the petitioner is requesting a waiver of the required frontage road and instead is providing interconnectivity between parcels via an access road.

SITE CHARACTERISTICS:

Site Size: 23.65 acres

Surrounding Zoning & Land Uses:

North: AG; Undeveloped
South: PDP(IND); Wal-Mart Distribution Center
East: AG, AR-2; Undeveloped, Single Family
West: AG; Undeveloped

Current Zoning:

PDP(GC)/Planned Development Project (General Commercial)

Future Land Use Map Designation:

Commercial

ENVIRONMENTAL REVIEW:

Soil Type:

Candler Fine Sand

Habitat:

Cleared with few trees, shown as improved pasture and rural open 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).

Comments:

The petitioner shall provide a wildlife survey prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

Archaeological Features:

Majority of the site falls within a historic town; site is called Rital Station (HE00295).

Comments:

Contact Compliance and Review Section of the Florida Department of Historical Resources to determine if survey work is required before lot development.

Hydrologic Features:

The property does not contain mapped wetlands, according to County data resources.

Protection Features:

The property does not contain any Special Protection Area (SPA), Wellhead Protections Areas (WHPAs), according to County data resources.

Flood Zone:

C

UTILITIES REVIEW:

The Hernando County Utility Department (HCUD) has indicated that it does not currently supply water or sewer service to this parcel. There is an existing 12-inch water main that runs along the east side of Kettering Road. There are existing 8-inch and 16-inch sewer force mains that run along the west side of Kettering Road, as well as an existing 8-inch sewer force main that runs along Cortez Boulevard in front 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 time of vertical construction.

ENGINEERING REVIEW:

The subject site is located on the southeast corner of Cortez Boulevard and Kettering Road. The petitioner is proposing a right-in and right-out along Cortez Boulevard and a full access point onto Kettering Road.

The County Engineer reviewed the request and indicated the following:

- This property abuts along Cortez Boulevard; a Frontage Road is required along the entire width of the frontage along Cortez Boulevard. The applicant requested waiver to frontage road requirement, County Engineer requires demonstration of connectivity.
- A Traffic Access Analysis is required. The Traffic Access Analysis must include queuing analysis, to include stacking and queuing of left lane into the project.
- Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
- The proposed project will be required to participate in the widening of Kettering Road, by donation of right-of-way and in conjunction with other anticipated Kettering Road projects.
- The Driveways and Parking Layouts required to meet County standards.
- FDOT Access Management and Drainage permits are required.

LAND USE REVIEW:

Large Retail Development Standards

The subject request is considered a large retail development and as such must comply with the standards provided for in the LDRs. The standards include, but are not limited to, architectural style, parking design, internal pedestrian circulation, and buffering. The master plan approval is a conceptual review.

The petitioner is proposing a 360,568 square foot Large Retail Development with self-storage and four (4) commercial outparcels. The County's LDRs provide that development greater than 65,000 square feet in size require approval as a

Planned Development Project. Because of the intensity of development, the County may require additional conditions to ensure appropriateness at a particular location.

The following items must be addressed under the Large Retail Development requirements at the time of permitting:

- Predominant exterior building material shall include architectural or split face block, brick, glass, wood, stucco, artificial stucco, stone or concrete with architectural finish.
- Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) shall be screened from view from the public right-of-way and neighboring residential parcels and enhanced by landscaping, wall and/or parapet.
- Signage shall be designed as part of a complete development system. The location(s) and design shall be reviewed and approved as part of the overall site plan. The predominant sign material shall include architectural or split faced block, brick, glass, wood, stucco, artificial stucco, or stone and be compatible with the principal building design.
- Service areas which include areas designated for loading and unloading of goods and refuse collection shall be buffered from rights-of-way and residentially zoned areas. Buffering shall consist of construction of a wall between the service area and abutting land use. All other applicable LDRs must be met in addition to this requirement.

Setbacks

Proposed Perimeter Building Setbacks:

Cortez Blvd:	75' (deviation from 125')
East:	20'
Kettering Rd:	75'
South:	20' (deviation from 35')

Comments: The petitioner is requesting setback deviations along Cortez Boulevard (front) and the south property line (rear). The front deviation is justified by the intent to provide an access tract that will act as a reverse frontage road and provide interconnectivity between the proposed four (4) outparcels. However, the request for a rear setback deviation is not justified and will be required to meet the minimum 35' requirement.

Buffers

Large Retail Developments of over 25,000 square feet are required to have a buffer along the full length of all streets serving a large retail development. The buffer shall be a minimum of thirty-five (35) feet in width and comprised of retained natural vegetation or planted with native plant species.

The minimum commercial buffer shall consist of a five-foot 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 is proposing a 5' landscape buffer along the Cortez Boulevard. If approved, the petitioner will be required to meet the minimum large retail development landscape buffer of 35' for Cortez Boulevard. All other buffers must meet the minimum commercial standards.

In addition to the landscape buffers around the site, a 35' landscape buffer shall be required along the Withlacoochee State Trail with a minimum of 20' provided at 80% opacity to be reached within 3 years of planting, consistent with previous approvals. The entire buffer shall be completely installed within three years of construction drawing approval.

Screening:

Hernando County LDRs require that screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet.

Comments: If the proposed master plan is approved, the petitioner shall be required to screen the mini storage in accordance with the minimum requirements of the Land Development Regulations.

Lighting

The petitioner has not indicated any lighting provisions for the proposed uses. If approved, the petitioner will be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels.

Parking

County Land Development Regulations (LDRs) require a minimum of 4.0 parking spaces per 1,000 square feet of commercial use and 0.5 parking spaces per seat for fast-food restaurants.

Comment: The petitioner shall meet the minimum parking requirements of the County LDRs.

Landscaping

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.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Commercial land use classification on the adopted Future Land Use Map. The area is characterized by commercial uses with residential to the northeast.

I-75/SR-50 PLANNED DEVELOPMENT DISTRICT

Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by a significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns

Comments: The proposed use is consistent with the I-75/SR 50 Planned Development District and the strategy to provide for economic development.

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(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.

Comments: A Frontage Road is required along the entire width of the project along Cortez Boulevard. The applicant has requested a wavier and proposed an access road between out parcels. The petitioner must coordinate with the County Engineer for final approval.

FINDINGS OF FACT:

The Establishment of a Master Plan on Property Zoned PDP(GC)/Planned Development Project (General Commercial) with a Rezoning to include a Specific C-2/(Highway Commercial) use with Outdoor Storage and Deviations is appropriate based on the following:

1. The petitioner’s requested C-2 use is appropriate and compatible with the surrounding area.
2. Due to the overall square footage of the proposed project, the development is considered a Large Retail Development and therefore requires a minimum 35’ landscape buffer along Cortez Boulevard. Staff reviewed the petitioner’s proposed 5’ landscape buffer and determined it did not meet the intent of the Large Retail Development buffer requirement; therefore, the minimum 35’ shall be provided.

3. A Frontage Road is required along the entire width of the frontage along Cortez Boulevard. The applicant has requested a waiver of the frontage road requirement and proposed an access road between out parcels. The County Engineer has indicated that the petitioner will be required to demonstrate connectivity prior to consideration of a frontage road wavier.
4. The request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.

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 RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to Establish a Master Plan on Property Zoned PDP(GC)/Planned Development Project (General Commercial) with a Rezoning to include a Specific C-2/(Highway Commercial) use for Outdoor Storage, with Deviations, and 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. All onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties. Security lighting shall be shielded from the neighboring residential use to the north.

3. A Traffic Access Analysis and Queuing Analysis shall be required. Any improvements identified by the Traffic Access Analysis will be installed by the developer.
5. C-2 uses shall be limited to the following:
 - Mini Warehouses
 - Outdoor Storage
6. The petitioner shall provide a 35' landscape buffer along Cortez Boulevard.
7. The petitioner will be required to meet the minimum large retail development landscape buffer of 35' for Cortez Boulevard. A 20' landscape buffer shall be provided along Kettering Road. All other buffers must meet the minimum commercial standards.
8. A 35' landscape buffer shall be installed along the Withlacoochee State Trail with a minimum of 20' provided at 80% opacity to be reached within 3 years of planting, consistent with previous approvals. The entire buffer shall be completely installed within three years of construction drawing approval. The remainder of the site shall meet the requirements of the community appearance ordinance.
9. The site design shall provide that pedestrian circulation is coordinated on site and between adjacent properties providing for pedestrian circulation between complementary uses.
10. A cross access easement or agreement between the commercial parcels shall be provided at the time of subdivision plat approval.
11. Minimum Building Setbacks:

Cortez Boulevard:	75' (deviation from 125')
East:	20'
Kettering Road:	75'
South:	35'
12. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
13. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any construction for the project occurring on the property. Copies of any required permits shall be provided prior to site alteration or construction.

14. The developer shall provide a utility capacity analysis at the time of development and connect to water and sewer at the time of vertical construction.
15. The following Large Retail Standards shall be met:
 - Predominant exterior building material shall include architectural or split face block, brick, glass, wood, stucco, artificial stucco, stone or concrete with architectural finish.
 - Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) shall be screened from view from the public right-of-way and neighboring residential parcels and enhanced by landscaping, wall and/or parapet.
 - Signage shall be designed as part of a complete development system. The location(s) and design shall be reviewed and approved as part of the overall site plan. The predominant sign material shall include architectural or split faced block, brick, glass, wood, stucco, artificial stucco, or stone and be compatible with the principal building design.
 - Service areas which include areas designated for loading and unloading of goods and refuse collection shall be buffered from rights-of-way and residentially zoned areas.
 - Buffering shall consist of construction of a wall between the service area and abutting land use. All other applicable LDRs must be met in addition to this requirement.
16. Contact the Review and Compliance Section of the Division of Historical Resources to determine survey requirements associated with the FMSF archaeological site. Any reports required by the State are to be provided to Hernando County.
17. 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.