

STAFF REPORT

HEARINGS: Planning & Zoning Commission: June 13, 2022
Board of County Commissioners: July 12, 2022

APPLICANT: One Hernando LLC, c/o Cardinal Point Management, LLC

FILE NUMBER: H-22-29

REQUEST: Establish a Master Plan on Property Zoned PDP(IND)/Planned Development Project (Industrial)

GENERAL LOCATION: East side of Kettering Road, approximately 1332' south of Cortez Boulevard

PARCEL KEY NUMBERS: 394424

APPLICANT'S REQUEST:

On January 10, 2017, the Board of County Commissioners approved a Master Plan Revision on property zoned PDP(IND)/Planned Development Project (Industrial) on the subject site. Since this approval, no vertical construction has occurred.

The petitioner's current request is to establish a master plan on the subject site to move forward with the development of four (4) lots with a maximum development intensity of 2,400,000 square feet of gross floor area.

SITE CHARACTERISTICS:

Site Size: 146.0 acres

Surrounding Zoning:

Land Uses: North: PDP(GC); vacant commercial
South: PDP(IND); existing distribution facility
East: AR-2; vacant residential
West: CPDP; Sunrise Development of Regional Impact

Current Zoning: PDP(IND)/Planned Development Project (Industrial)

Future Land Use Map Designation: I-75/SR 50 Planned Development District

ENVIRONMENTAL REVIEW:

- Soil Type:** Candler Fine Sand, Tavares Fine Sand, Myakka Fine Sand
- Features/
Resources:** The property does not contain a Special Protection Area (SPA). It does contain a Class 2 Wellhead Protection Area (WHPA), diagonally across the site), an archaeological site, and very small wetland on the southwest boundary. Class 2 WHPA uses would be prohibited within this narrow area, including hazardous waste treatment, storage or disposal facilities.
- Comment:** Contact Compliance and Review Section of the Florida Department of Historical Resources to determine if survey work is required before lot development.
- Habitat:** Improved pasture 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). Narrative states gopher tortoise are present.
- Comment:** Provide a wildlife survey prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
- Flood Zone:** AE

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 runs along the east side of Kettering Road that transitions to a 16-inch south of the water storage tank. There is an existing 8-inch sewer force main that runs along the west side of Kettering Road. 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.

Furthermore, the potential right-of-way expansion along Kettering Road is shown through the existing county owned elevated water storage tank site. If Kettering Road is widened in the future using the proposed alignment, there would be a potential conflict with the existing tank and the existing 12" and 16" water mains located along the east side of Kettering Road. The Utility Department should be included in any future discussions related to the roadway planning in this area and a Water/Sewer Agreement shall be coordinated between the developer and the Utilities Department.

ENGINEERING REVIEW:

The County Engineer reviewed the petitioner’s request and provided the following comments:

- A Traffic Access Analysis and Queueing Analysis may be required based on the number of peak hour trips generated by the project at the time of development. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
- The petitioner shall be required to improve Kettering Road and Lockhart Road in accordance with the requirements of the Hernando County Facility Design Guidelines, the Traffic Access Analysis and the County Engineer upon development.
- This site contains several 1% annual chance floodplain areas. See attached map extract. Development within a floodplain requires specific permitting and mitigation. Development must meet SWFWMD ERP and HCFDG drainage design requirements.

LAND USE REVIEW:

Setbacks:

The petitioner has proposed the following setbacks for the subject site:

- Front: 75'
- Side: 20'
- Rear: 35'

Perimeter Setbacks:

The Hernando County Land Development Regulations require the following minimum perimeter setbacks for PDP(IND)/Planned Development Project (Industrial) master plans:

- Side 20'
- Rear 35'

Comments: The petitioner has proposed the following perimeter setbacks. All setbacks are equal or greater than the minimum requirements of the Hernando County Land Development Regulations:

- From Kettering Road: 75'
- From the northern boundary: 35'
- From the southern boundary: 20'
- From the eastern boundary: 35'

Buffers:

According to the Hernando County Land Development Regulations, a 5' vegetative buffer is required along the entire perimeter of the subject site.

Where an industrial zoned lot abuts another industrial zoned lot, in an area intended and used solely for truck loading, docking, staging and/or truck parking and the area is located behind the front line of the main building structure, the area is exempt from internal tree and parking island requirements. Such areas shall not require the commercial buffer but shall require installation and maintenance of 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 the landscape strip with approval of the development department review staff. Mitigation of any existing trees in the area behind the main building will not be required.

Comments: In addition to the vegetative buffer 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.

Parking:

The Hernando County Land Development Regulations has minimum parking calculations based on the specific uses proposed. The petitioner shall be required to provide 1 parking space per employee peak shift. Additionally, one space is required for every vehicle operated by the establishment on the premises.

Lighting:

The petitioner has not proposed a lighting plan for the subject site. If the master plan is approved, the petitioner will be required to meet all lighting requirements as identified in the Hernando County Land Development Regulations.

COMPREHENSIVE PLAN REVIEW:

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

Industrial Category

Strategy 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 designated sites to other uses is discouraged.

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

FINDINGS OF FACT:

A request to establish a Master Plan on property zoned PDP(IND)/Planned Development Project (Industrial) 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 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 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 to Establish a Master Plan on property zoned PDP(IND)/Planned Development Project (Industrial) with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. A comprehensive wildlife survey shall be prepared by a qualified professional. Any listed floral species shall be included. The petitioner is required to comply with all applicable FWC regulations and permitting.
3. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
4. The petitioner shall be required to contact the Compliance and Review Section of the Florida Department of Historical Resources to determine if survey work is required before lot development. Findings from this contact shall be provided at the time of site development permitting.
5. The developer shall perform a utility capacity analysis in accordance with HCUD specifications and connect to the central water and sewer systems at time of vertical construction.
6. The development shall enter into a Water and Sewer Agreement with the County to mitigate any impacts from the development and ensure that the necessary utility improvements are in place to serve the development.
7. This project may require a Traffic Access Analysis and a queueing analysis based on the number of peak hour trips generated by the project at the time of development. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.
8. The petitioner shall be required to improve Kettering Road and Lockhart Road in accordance with the requirements of the Hernando County Facility Design Guidelines, the Traffic Access Analysis and the County Engineer upon development.
9. 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.
10. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring parcels.

11. Minimum Building Setbacks:

Front: 75'
Side: 20'
Rear: 35'

12. Minimum Perimeter Setbacks:

From Kettering Road: 75'
From the northern boundary: 35'
From the southern boundary: 20'
From the eastern boundary: 35'

13. The petitioner shall provide a revised plan in compliance with all of 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.