

STAFF REPORT

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

APPLICANT: Earthgroup, LLC

FILE NUMBER: H-22-37

PURPOSE: Establish a Master Plan on Property Zoned PDP(CP)/Planned Development Project (Corporate Park) with Deviations

GENERAL LOCATION: West side of Anderson Snow Road, slightly north of the Corporate Boulevard intersection

PARCEL KEY NUMBER: 1627715

APPLICANT'S REQUEST:

The petitioner seeks to Establish a Master Plan on the subject 8.5-acre site currently zoned PDP(CP)/Planned Development project (Corporate Park) to allow the development of a ten (10) lot corporate park. The project will be in general conformance with the originally approved master plan (H0760) with minor modifications.

The petitioner has indicated that since the previous master plan approval, the Power Company installed a large pole at the previously approved and desired Anderson Snow Road location. The previous approved location (Plan A) would align with Corporate Boulevard and would be the preferred location. According to the petitioner, contact has been made with the County Engineer regarding the situation and it was indicated that the petitioner and the County Engineer would petition the Power Company to relocate the pole. However, in the event the pole cannot be relocated, the petitioner is requesting the ability for an alternative plan (Plan B). Plan "B" would move the Anderson Snow Road access to the north requiring the lots to be reconfigured to fit the new alignment. The overall scope/intensity of the project would not change if Plan B were required.

The petitioner is requesting the following internal building setback deviations:
Sides: 12.5' (deviation from 20')
Rear: 20' (deviation from 35')

SITE CHARACTERISTICS:

Site Size: 8.5 acres

Surrounding Zoning & Land Uses: North: PDP(IND); Mini Storage
South: PDP(IND); Undeveloped
East: PDP(IND); Undeveloped
West: PDP(IND); Undeveloped

Current Zoning: PDP(CP)/Planned Development project (Corporate Park)

Future Land Use Map Designation: Airport Planned Development District

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand

Habitat: Forested, shown as mixed hardwood-coniferous successional hardwoods 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: Candler Fine Sand provides habitat suitable for gopher tortoises (a listed species) and commensal species. A comprehensive faunal (wildlife) survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

Hydrologic Features: The subject property contains no wetlands or Special Protection Areas (SPA), according to County data resources.

Protection Features: The subject property contains no Wellhead Protection Areas (WHPA) according to County data resources.

Resources/ Features: There no archaeological sites on the subject site according to County data resources.

Water Quality: This project is located within the Weeki Wachee Priority Focus Area identified by the Florida Department of

Environmental Protection (FDEP) as contributing nutrients to the Weeki Wachee Riverine System. Providing information on Florida Friendly Landscaping techniques and proper fertilizer use is another opportunity to educate property owners on water quality.

Comments: The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.

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 20-inch water main that runs along the west side of Anderson Snow Road. There is an existing 8-inch sewer gravity main that runs in Anderson Snow Road, and an existing 8-inch sewer gravity main that runs in Industrial Loop. 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.

AIRPORT REVIEW:

The subject property is located within the airport influence zone as identified in the County's LDRs. The petitioner shall be required to provide an avigation easement.

ENGINEERING & TRANSPORTATION REVIEW:

The subject site is located on the west side of Anderson Snow Road, slightly north of the Corporate Boulevard intersection. The petitioner is proposing two access points for the proposed development - one access to Industrial Loop and the other to Anderson Snow Road. As indicated previously, the petitioner is desirous of aligning the Andersson Snow Road Access with Corporate Boulevard; however due to the location of the existing power pole, the access maybe required to be moved. The petitioner has requested the flexibility to relocate the access in coordination with the County Engineer, even after the master plan approval, should the pole not be able to be relocated. Additionally, the petitioner has allocated 30' of right-of-way on the master plan in anticipation of the Anderson Snow Road widening.

The County Engineer has reviewed the request and indicated the following:

- This project may be required to provide 30' of Right-of-Way for improvements to Anderson Snow Road.
- A Traffic Access Analysis may be required to verify Turn Lanes on Anderson Snow Road; pending the results, improvements to Industrial Loop may be necessary for the lots with access to Industrial Loop.
- Public Works is diligently working on the potential for power pole relocation.

LAND USE REVIEW:

PDP (Corporate Park): The following uses are permitted within the Corporate Park designation:

- (a) Day care centers.
- (b) Business, professional and nonprofit organization office use, but not including the sale or storage of merchandise except where the sale or storage of merchandise relates directly to the rendering of professional services.
- (c) Publicly owned or operated building.
- (d) One single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public.
- (e) Personal service establishments.
- (f) Domestic and business service establishments.
- (g) Domestic and business repair establishments.
- (h) Business training schools.
- (i) Restaurants with or without alcohol dispensation.
- (j) Hotels. (k) Motels.
- (l) Aircraft parts establishments.
- (m) Light manufacturing.
- (n) Light wholesale and storage establishments.
- (o) Light outdoor advertising service establishments.
- (p) Light research, development and testing laboratories.
- (q) Publishing and printing service establishments.
- (r) Aquaculture, with or without above ground tanks, with proper screening.
- (s) Call Centers.

Building Setbacks

Proposed Minimum Perimeter Setbacks:

Industrial Loop:	75'
Anderson Snow Road:	75'
North/South:	20' (deviation from 35')

Comments: The petitioner has not provided justification for the deviation to the north/south perimeter setback. If the master plan is approved, the petitioner shall be required to meet minimum County LDR required perimeter setbacks.

Proposed Minimum Internal setbacks:

Front: 35'
Sides: 12.5' (deviation from 20')
Rear: 20' (deviation from 35')

Buffer

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 the minimum required buffers for the proposed project. If approved, the petitioner must provide a 6' high fence or wall along the northern boundary against the residentially zoned parcel. All other buffers must meet the minimum County LDR's.

Lighting

The petitioner has not indicated lighting for the proposed campus. If approved, all lighting should be full cut off fixtures in order to prevent any light spillage into neighboring parcels.

Parking

County LDRs require a minimum of 1 space per employee at peak shift, for warehouse and industrial uses, 4 parking spaces per 1,000 square feet of commercial and 3.5 parking spaces per 1,000 square feet for Office Professional uses.

Comments: The petitioner has not indicated specific parking areas for the development. If approved the petitioner must meet the minimum requirements of the County LDR's for employees and provide the appropriate parking for trucks.

Landscape

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 Airport Planned Development District (PDD) land use classification on the adopted Future Land Use Map. Uses allowed in this category include aviation, commercial, industrial, public facility, limited agriculture, limited rural development, and interim continuation of vested residential development.

Airport Planned Development District (PDD)

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.**

Strategy 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. Recommended uses for publicly owned airport properties are guided by the Airport Master Plan for the Brooksville-Tampa Bay Regional Airport, as updated from time to time.

Comments: The Airport PDD area was designated to maximize the use of the Hernando County Airport and surrounding lands for aviation, aviation related activities, industrial uses, and other land uses compatible with the airport. The Airport PDD is the primary industrial and corporate park area for the County. The proposed use is an allowable use within the Airport PDD and is consistent with the existing zoning within the Brooksville-Tampa Bay Regional Airport.

Strategy 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.

Comments: The subject site is zoned PDP(CP)/Planned Development Project (Corporate Park) which provides for Light manufacturing, distribution, semi-industrial uses, and logistics.

FINDING OF FACT:

Establishment of a Master Plan on Property Zoned PDP(CP)/Planned Development Project (Corporate Park) with Deviations is appropriate based on the following conclusions:

1. 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.
2. The proposed Master Plan is compatible with the Airport Planned Development District and the surrounding land uses.

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 RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving a revision to a Master Plan on property zoned PDP(CP)/ Planned Development Project (Corporate Park) 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. Minimum Perimeter Setbacks:
 - Industrial Loop: 75'
 - Anderson Snow Road: 75'
 - North/South: 35'
3. Minimum Internal setbacks:
 - Front: 35'
 - Sides: 12.5' (deviation from 20')
 - Rear: 20' (deviation from 35')
4. Any onsite lighting shall provide for full cutoff fixtures and retain all light on-site to prevent any light spillage onto neighboring residential uses.
5. A Traffic Access Analysis will be required. Any improvements identified by Traffic Access Analysis will be the responsibility of the developer.
6. Anderson Snow Road is a Collector roadway which requires a sidewalk along the entire parcel frontage.
7. Additional right-of-way may be required at the time of development for the site frontage along Anderson Snow Road for future widening as determined by the County Engineer.
8. The petitioner shall coordinate with the County Engineer the relocation of the power pole currently located at the proposed entrance of the development and where it lines up with Corporate Boulevard. In the event the relocation of the pole is unsuccessful, the petitioner, in coordination with the County Engineer will be permitted to relocate the access drive.
9. A comprehensive faunal and floral survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
10. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
11. The petitioner shall provide a utility capacity analysis and connect to the public water and sewer systems at time of vertical construction.
12. The petitioner shall provide an avigation easement.
13. The petitioner shall provide a 6' high fence or wall along the northern boundary against the residentially zoned parcel.

14. The petitioner shall provide a master 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.