

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: January 9, 2023  
Board of County Commissioners: January 24, 2022

**APPLICANT:** Peter Hill, HDA Architects, Inc.

**FILE NUMBER:** H-22-68

**REQUEST:** Rezoning from PDP(CP)/Planned Development Project (Corporate Park) to PDP(GC)/ Planned Development Project (General Commercial).

**GENERAL LOCATION:** East Side of Anderson Snow Road, approximately 365' north of its intersection with Corporate Boulevard

**PARCEL KEY NUMBER:** 1059954

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### APPLICANT'S REQUEST

The petitioner is seeking to rezone the subject property for the purpose of developing a 7,488 square foot Animal Hospital and an affiliated 9,938 square foot boarding facility with air conditioned, sound-attenuated runs. Originally the petitioner requested to reestablish a master plan on the property; however, veterinary clinics cannot be located within a Corporate Park district and a specific C-2 use for veterinary clinics and animal boarding cannot be added to the Corporate Park district. Thus, staff changed the request to a rezoning so the appropriate zoning district could be used for the intended development.

### SITE CHARACTERISTICS

**Site Size:** 4.1 acres

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

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

**Future Land Use Map Designation:** Planned Development

## ENVIRONMENTAL REVIEW

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|-----------------------------|--|
| <b>Soil Type:</b>           | Candler fine sand / 0-5% Slopes  |
| <b>Comment:</b>             | 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 during the construction plans stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting. |
| <b>Protection Features:</b> | The property is not located within a Wellhead Protection Area (WHPA) according to County data resources.   |
| <b>Hydrologic Features:</b> | The subject property has no wetlands or Special Protection Areas (SPA) according to County data resources.   |
| <b>Habitat:</b>             | Urban Open Lands 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).   |
| <b>Water Quality:</b>       | The proposed development is within the Weeki Wachee Basin Management Action Plan, the Weeki Wachee Springs Priority Focus Area (PFA) and the Weeki Wachee Outstanding Florida Springshed (OFS). The property is subject to a nutrient Total Maximum Daily Load (TMDL) for nitrate.   |
| <b>Comment:</b>             | 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.   |
| <b>Flood Zone:</b>          | X  |

## UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has reviewed the petitioner's request and provided the following comments:

- HCUD does not currently supply water or sewer service to this parcel. There is an existing 12-inch water main that runs in front of this parcel along Anderson

Snow Road. There is an existing 8-inch sewer gravity main that runs in Anderson Snow Road in front of this parcel.

- HCUD has no objection to the request to reestablish the Master Plan with PDP(CP) zoning for an animal hospital/boarding facility, subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.

## **ENGINEERING REVIEW**

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

- This property is located outside the floodplain. Development on the site must conform to the stormwater design requirements of Hernando County Facility Design Guideline and Southwest Florida Water Management District Environmental Resource Permit process.
- Additional right of way will be required along Anderson Snow Road for future expansion, work with the County Engineer for the required amount of right of way.
- The site may fall within the master drainage plan for the Industrial Park
- Anderson Snow is a Collector Roadway. Driveways are limited on Collector Roadways. The 2 driveways on Anderson Snow Road shall be limited to Right in/Right-out only.
- A Traffic Access Analysis is required and to include queuing analysis, Refer to Hernando County Facility Design Guidelines IV-18.
- The Parking and Layout shall meet Hernando County Standards. Refer to Hernando County Facility Design Guidelines IV-28.
- A Sidewalk along Anderson Snow Road is required the entire length of the project parcel, including along Drainage Retention Area at the front of the parcel.
- The buildings shall connect to the sidewalk along Anderson Snow Road.

## **LAND USE REVIEW**

Hernando County identifies veterinarian and animal hospital service establishments as a commercial use. Veterinary clinics with air conditioned, sound-attenuated runs are a permitted use within the C-1 district.

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## Setbacks and Maximum Building Height

The building setbacks for the C-1 (General Commercial) district are:

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

Maximum Building Height: 45' (this is a restriction in place due to the property being within the Airport Influence Zone).

## Landscaping

The site has been cleared of native vegetation, therefore landscaping requirements for commercial properties, detailed in Chapter 10 of the Hernando County Land Development Regulations, will be fulfilled using mostly plantings. This project

## Buffers

Commercial regulations include the following requirements for buffers (Section 10-26):

- A vegetative buffer at least 5' in width shall abut the street right-of-way/pavements for at least half of the street right-of-way frontage. If only installed planting areas are used, the vegetative buffer shall include a hedge of shrubs with a minimum height of eighteen (18) inches at time of planting. Shrubs shall be appropriately spaced according to growth needed of the species for the hedge to attain eighty (80) percent opacity within twelve (12) months of planting.
- No vegetative buffer over two (2) feet in height that might block any driver's view shall be permitted within the clear-sight triangle of the driveway or street/railroad intersection.
- Around the perimeter of parking lots/pavements: A vegetative buffer at least 5' in width shall abut the perimeter of parking lots/pavements. This applies to parking lot perimeters not adjacent to street right-of-way or buildings. If installed planting areas are used, the vegetative buffer shall include plants with a minimum height of eighteen (18) inches at time of planting. If plants are preserved they must be shrubs or trees in order to count toward the requirement. If the property abuts another commercial property that has provided a vegetative buffer, in lieu of the buffer, a five-foot-wide landscape strip consisting of one (1) tree that is three-inch minimum caliper every twenty-five (25) linear feet and four shrubs plus turf grass, ground cover or mulch shall be provided. Preserved natural vegetation may be substituted for the landscape strip with approval of the development department review staff.

## Open Space

A minimum of fifteen (15) percent of a development site that is one (1) acre or larger in size shall be landscaping. (Section 10-21 (b)).

**Comment:** Fifteen percent (15%) of the 4.1 acres (the subject parcel) is .62 acres of landscaping.

## Parking

All required parking shall meet the requirements of the land development regulations. For Veterinary Clinics and Animal Hospitals 2.5 parking spaces per 1,000 gross floor area (the total floor area contained within the building measured to the external face of the external walls) is required. With a proposed square footage of 17,426, approximately 44 parking spaces are required.

## Lighting

County LDRs require lighting that enhances the visual impact of the project on the community and to specifically address 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:** If this project is approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

## COMPREHENSIVE PLAN REVIEW

Planned Development District (PDD) is a Future Land Use Map Category that provides coordinated planning of new developments and redevelopments with proposed multiple uses or types, or that have specialized or unique characteristics, or would benefit from a relatively high level of planning control and coordination. PDDs envision a mixture of land uses with the locations of each land use determined through a master planning process. Each individual PDD Category shall include an objective and strategy cluster formulated through the land use process specifically designed for the unique characteristics of the development, district or category. The densities and intensities assigned to each individual PDD are addressed in the Master Plan of the development.

Strategy 1.05B(6): Incompatible uses shall not be allowed within the Airport PDD. This includes, but is not limited to, residential development, hospitals, education facilities, nursing homes, religious establishments, and similar uses that would be impacted with respect to safety, noxious odors or noise emanating from the airport or that would detract from the land area designated for employment-based uses.

**Comment:** Veterinary Clinics, animal hospitals and associated boarding facilities are considered “commercial uses” and therefore are not considered incompatible with the Airport PDD.

**FINDINGS OF FACT**

The petitioner’s request is reasonable and compatible with surrounding commercial and industrial land uses.

- General commercial uses are appropriate for this location and for the Airport PDD.

**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 the petitioner’s request for a rezoning from Rezoning from PDP(CP)/Planned Development Project (Corporate Park) to PDP(GC)/ Planned Development Project (General Commercial). with a specific C-1 use for a Veterinary Clinic with air conditioned, sound-attenuated runs 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. This property is located outside the floodplain. Development on the site must conform to the stormwater design requirements of Hernando County Facility Design Guideline and South West Florida Water Management District Environmental Resource Permit process.

3. Minimum Building Setbacks:
  - Front: 70'
  - Side: 20'
  - Rear: 35'
4. Maximum Building Height: 45'
5. This property shall conform to the landscape requirements set forth in the Hernando County Development Regulations for commercial properties.
6. Additional right of way shall be required along Anderson Snow Road for future expansion. The petitioner shall work with the County Engineer to determine the required amount of right of way.
7. Anderson Snow is a Collector Roadway. Driveways are limited on Collector Roadways. The 2 driveways on Anderson Snow Road shall be limited to Right in/Right-out only.
8. A Traffic Access Analysis is required and to include queuing analysis, Refer to Hernando County Facility Design Guidelines IV-18.
9. The Parking and Layout shall meet Hernando County Standards. Refer to Hernando County Facility Design Guidelines IV-28.
10. The petitioner shall provide full cutoff fixtures and retain all light on-site and prevent light spillage onto neighboring properties
11. A Sidewalk along Anderson Snow Road is required along the entire length of the project parcel, including along Drainage Retention Area at the front of the property.
12. The petitioner shall provide a sidewalk on the property which connects the buildings to the sidewalk along Anderson Snow Road.
13. The developer is responsible for performing a utility capacity analysis and installing the required connection to the central water and sewer systems at time of vertical construction.
14. The kennel area and all runs shall be indoors, sound-attenuated and air conditioned.
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.