

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 14, 2022
Board of County Commissioners: April 12, 2022
Planning & Zoning Commission: April 11, 2022
Board of County Commissioners: May 10, 2022
Planning & Zoning Commission: June 13, 2022
Board of County Commissioners: July 12, 2022

APPLICANT: Jordan Anderson

FILE NUMBER: H-21-82

REQUEST: Establish a Master Plan on property Zoned PDP(GC)/Planned Development Project (General Commercial) with Deviations

GENERAL LOCATION: Northeast corner of Trenton Avenue and Forest Road

PARCEL KEY NUMBERS: 00934591

APPLICANT'S REQUEST:

On December 9, 2014, the Board of County Commissioners approved a master plan revision on the subject property with a specific C-2 use for mini-warehouses. The intent was to develop the site with an 80,000 square foot, three-story, air-conditioned mini-warehouse structure with outside RV and boat storage. Most recently, a request for an 80-unit multifamily project was reviewed and denied by the Board of County Commissioners. No construction has occurred and the 2014 master plan has expired.

The petitioner's current request is to establish a Master Plan with deviations in order to develop the subject site with a self-storage facility. The proposed master plan includes changes to the original plan approved including:

- Changing the overall building configuration.
- increasing the total square footage of the self-storage facility from 80,000 to 128,475 square feet;
- reducing building height from 3 stories to 2 stories;
- requesting a reduction in setbacks along Forest Road (side setback).

Phase 1 will consist of buildings A and B as single story and C and D as two-story. Phase One will total 86,475 square feet of building area for storage (600 units), 38 covered RV spaces, and 22 uncovered RV spaces. Phase 2 will consist of a two-story building (Bldg. E), adding an additional 42,000 total square feet of self-storage building space (292

units). Building E will be constructed over an area that will be used for surface RV parking throughout phase 1.

The petitioner seeks the following deviations:

Forest Road: 20' (deviation from 35'; previously approved as 20')

Rear: 20' (deviation from 35'; previously approved as 20')

SITE CHARACTERISTICS:

Site Size: 5.2 acres

Surrounding Zoning & Land Uses:

North: PDP(GHC), PDP(SF); Commercial, Single Family

South: C-1, PDP(GC), PDP(SF); RV Parking

East: PDP(SF); Single Family

West: C-1, PDP(GC), PDP(GHC); Commercial, Undeveloped

Current Zoning: PDP(GC)/Planned Development Project (General Commercial)

Future Land Use Map Designation: Commercial

Flood Zone: C

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand

Habitat: Candler fine sand provides a habitat suitable for gopher tortoises. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

Comment: A comprehensive wildlife survey shall be prepared by a qualified professional, prior to any development occurring on the property. Further, copies of any wildlife permits, if required, shall be provided prior to the issuance of development permits by Hernando County. The petitioner is required to comply with all applicable FWC and other agency regulations.

Hydrologic Features: The subject property does not contain wetlands or a Special Protection Area (SPA), according to County data resources.

Protection

Features: The property does not contain a Well Head Protection Area (WHPA) according to County data resources.

Water

Quality: This project is located within the Weeki Wachee Priority Focus Area identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System. Florida Friendly Landscaping™ Program and materials are designed to address and help reduce nutrient pollution.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) has indicated they currently do not supply water or sewer service to this parcel. There is an existing 8-inch water main along the northern half of the property line along Forest Road. There is an existing 8-inch sewer force main that runs on the property along the northwestern and northeastern property lines. A 15-foot utility easement will be required to protect the force main. No trees, structures, etc. shall be placed within the required easement. The HCUD has no objection to the petitioner’s request subject to the acquisition of the easement, a water and sewer capacity analysis, and connection to the central water and sewer system at the time of vertical construction.

ENGINEERING & TRANSPORTATION REVIEW:

The site is located on the west side of Trenton Avenue and the south side of Forest Road. The petitioner is requesting a single driveway access to Trenton Avenue. The County Engineer has reviewed the request and indicated the following:

1. Development must meet the Hernando County Facility Design Guideline and Southwest Florida Water Management District Environmental Resources Permitting drainage design requirements.
2. Driveway connection is to be limited to a right-in/right-out only, with appropriate geometrics to keep traffic from attempting left turn-in.
3. Forest Road is forecasted for future improvements. Due to potential roadway improvements, the proposed building setback deviations must be coordinated with the County Engineer during permitting.

LAND USE REVIEW:

Building Setbacks

Proposed Building Setbacks:

Forest Road:	20' (deviation from 35'; previously approved as 20')
Trenton Avenue:	35'
Rear:	20' (deviation from 35'; previously approved as 20')
Side:	20'
Maximum Building Height:	2 stories (20' in height)

Buffers

The petitioner has indicated the outdoor storage will be buffered by buildings along all sides. If approved, the development must meet the minimum commercial buffering standards for Forest Road and Trenton Avenue.

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: The petitioner has not indicated lighting for the proposed use. If approved, the development must meet the minimum County requirements for full cutoff fixtures in order to retain all light on-site and prevent any light spillage onto neighboring parcels.

Landscaping:

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

Parking

County LDRs require a minimum of 2.0 parking spaces per 100 units of self-storage capacity. The proposed self-storage use would require 18 spaces.

Comment: The petitioner has indicated that the required parking will be distributed throughout the site, with five (5) spaces available for new customers at the front office and the remaining spaces within the facility for visiting customers. If approved, the petitioner must meet the minimum parking requirements of the County's LDRs.

COMPREHENSIVE PLAN REVIEW:

The area is characterized by commercial to the west and south, and the Timber Pines subdivision to the north, northeast. The subject property is located within the Commercial land use classification on the adopted Future Land Use Map.

Future Land Use Element:

Commercial Category

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Comment: The project is located just east of US Hwy 19 and in a commercial node. The proposed use is appropriate subject to performance conditions.

FINDINGS OF FACT:

The request to Establish a Master Plan on property zoned PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use for a mini-warehouse and outdoor storage with deviations is appropriate based on the following:

1. The request is consistent with the County’s adopted Comprehensive Plan; and
2. The request is compatible with 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 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(GC)/Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouse and outdoor storage with deviations, 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, 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 all required landscaping.
4. Minimum Building Setbacks:

Forest Road:	35'
Trenton Avenue:	35'
Rear:	20' (deviation from 35')
Side:	20'
Maximum Building Height:	2 Stories (20' in Height)
5. The petitioner shall provide a Traffic Study in accordance with the requirements of the County Engineer at the time of permitting. Any required improvements shall be the responsibility of the developer.
6. The petitioner shall be required to provide a water and sewer capacity analysis and connect to the central water and sewer systems at time of vertical construction.
7. The petitioner shall provide a 15' utility easement along the northwestern and northeastern property lines in a location determined by the Utilities Department. No trees, structures, or other obstructions shall be placed within this area.
8. All outdoor storage shall be screened from view by buildings as indicated on the master plan.
9. The petitioner shall provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
10. The driveway connection to Trenton Avenue shall be limited to a right-in/right-out only, with appropriate geometrics to keep traffic from attempting left turn in.
11. The development shall meet the minimum commercial buffering standards for Forest Road and Trenton Avenue.

12. The petitioner shall provide a master 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.

P&Z ACTION:

On March 14, 2022, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request for a postponement to the April 11, 2022, hearing date.

P&Z ACTION:

On April 11, 2022, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request for a postponement to a future date with the applicant incurring all readvertising costs.

BCC ACTION:

On April 12, 2022, the Board of County Commissioners voted 5-0 to approve the applicant's request for a postponement to the May 10, 2022, hearing date at 9:00 AM or shortly thereafter.

BCC ACTION:

On May 10, 2022, the Board of County Commissioners voted 5-0 to approve the petitioner's request for a postponement to a future date with the applicant incurring all readvertising costs.