

STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 4, 2024
Board of County Commissioners: December 17, 2024

APPLICANT: Barrett Rivera

FILE NUMBER: H-24-45

REQUEST: Rezoning from AG (Agricultural) to PDP(HHC)/Planned Development Project (Heavy Highway Commercial)

GENERAL

LOCATION: East side of Cobb Road, approximately 450' Southeast of Ponce De Leon Boulevard

PARCEL KEY: 335676

APPLICANT'S REQUEST:

The petitioner is requesting a rezoning from AG (Agricultural) to PDP(HHC)/Planned Development Project (Heavy Highway Commercial). The petitioner is proposing a 5,000 square foot metal building with 2,500 square feet of Office and Showroom space and 2,500 square feet of Light Manufacturing, Warehouse and Construction storage. No deviations to the zoning district regulations are included in this petition.

SITE CHARACTERISTICS:

Site Size: 1.80 acres

Surrounding Zoning & Land Uses:

North: ROW (Campground Road)

South: AG; Agricultural

East: PDP(I-1); Light Industrial

West: AG; Agricultural

Current Zoning: AG(Agricultural)

Future Land Use

Map Designation: Industrial

ENVIRONMENTAL REVIEW:

Soil Type: Nobleton Fine Sand

Comments: A comprehensive wildlife/gopher tortoise survey, prepared by a qualified professional shall be conducted prior to any development occurring on the property. The petitioner is required to comply with all applicable FWC regulations.

Hydrologic Features:

The property does not contain wetlands or Wellhead Protection Areas (WHPA) according to County data resources.

Protection Features:

The property contains no Special Protection Area (SPA) according to County data resources.

Comments: The petitioner shall meet the minimum recommendations of the Florida Yards & Neighborhoods (FYN) Program for design techniques and principles for all required landscaping.

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. This parcel is located within the City of Brooksville Utility Department's (CBUD) first right to serve district; contact CBUD for any utility related comments.

Comments: The petitioner shall contact the City of Brooksville for utilities systems at time of vertical construction.

ENGINEERING REVIEW:

The subject site is located east side of Cobb Road, approximately 450' southeast of Ponce De Leon Boulevard. The Petitioner is proposing access of Campground Road and Cobb Road.

- The Subject site is located in the Blue Sink Watershed. FEMA Flood Insurance Rate map number 12053C0181D, effective on 2/2/2012 identifies the entire property within a floodplain at elevation 79.3.
- Campground Road from Cobb Road to west of the driveway will need to be brought up to a Major Local/Commercial Roadway.
- Campground Road will require a sidewalk from Cobb Road to the western property line.
- The petitioner shall be required to install a sidewalk on Cobb Road (Collector Roadway) for the entire property frontage.

- A sidewalk will be required to go from the buildings to Campground Road and Cobb Road.
- The driveway connection, parking spaces and lot layout will need to meet Hernando County standards.
- A Traffic Access Analysis may be required at the time of development and when the storefront is considered. Any improvements identified in the Traffic Access Analysis will be the responsibility of the developer to install.
- Project design and Traffic Access Analysis must accommodate the expected delivery trucks Land Use Review:

LAND USE REVIEW:

Minimum Building setbacks

Campground Road:	35'
Cobb Road:	125
Side:	20'
Rear:	35'

Parking

County LDRs requires four (4) parking spaces for every 1,000 square feet for the proposed Office/Showroom (2,500 square foot) use and 1.5 per employee for the manufacturing/warehouse/construction (2,500 square foot). The petitioner has advised that there are 10 office/show room employees and 30 field staff.

Comments: The petitioner shall provide eleven (11) parking spaces for the Office/Showroom space and one (1) space per employee at a peak shift for manufacturing/construction. If approved, the petitioner must meet the minimum parking requirements of the County's LDRs.

Landscaping:

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

Buffers

The minimum commercial buffer shall consist of a 5' landscaped separation distance. the petitioner shall be required to preserve or enhance existing vegetation to reach a minimum opacity of 80% around the entire perimeter of the development. 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 has indicated a 5' vegetative buffer will be provided along the perimeter of the property. If approved, the petitioner shall meet the minimum requirements of the County LDRs.

Lighting:

County LDRs require lighting that enhances the visual impact of the project on the community and specifically addresses 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 any provisions for lighting of the subject property. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring uses.

COMPREHENSIVE PLAN REVIEW:

The subject site is located within an Industrial Land Use designation on the County's adopted Comprehensive Plan. The petitioner is requesting a Flex Space concept which will allow for office/showroom along the front of the proposed building and light manufacturing along the rear.

Industrial Category

Objective 1.04H: The Industrial Category provides primarily for industrial uses with an overall average gross floor area ratio of 0.50 but also includes limited ancillary commercial uses.

Strategy 1.04H(1): Review of areas proposed for an industrial use designation shall include consideration of transportation and needs access, availability of sewer/water and technology infrastructure, proximity to rail or air carriers, proximity to major roadways, proximity to the employment base, potential for environmental impact and potential for land use conflicts.

Specialty Commercial

Strategy 1.04G(11): Specialty Commercial areas are recognized but generally not depicted on the Future Land Use Map due to their small size and specialized function. The County will provide for land use regulations that recognize and encourage specialty commercial uses important to the traditional economic base, including Agricultural Commercial, Marine Commercial and Heavy Commercial uses.

Strategy 1.04G(14): Heavy Commercial uses may be established to accommodate those uses that have potential impacts too significant for a

standard commercial district and shall meet the following criteria:

- a. not to be located proximate to residential housing;
- b. be accessible to arterial or major collector roadways without requiring the use of residential roads;
- c. provide for adequate buffers, screening and transition;
- d. minimize negative impacts to adjoining properties.
- e. minimize the visual impacts of outdoor storage

Comments: The subject site is located within an Industrial Land Use Designation on the County’s adopted Comprehensive Plan. The proposed use is compatible with the surrounding area and consistent with the Comprehensive Plan

FINDING OF FACTS:

A rezoning from AG (Agricultural) to PDP(HHC)/Planned Development Project (Heavy Highway Commercial) is appropriate and is compatible with the surrounding area and consistent with the Comprehensive Plan.

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’s 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 rezoning from AG (Agricultural) to PDP(HHC)/Planned Development Project (Heavy Highway Commercial) 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 minimum 5' vegetative buffer between parcels, and of the County's LDRs for remaining buffers.
3. 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
4. Minimum Building Setbacks:
 - Campground Road: 35'
 - Cobb Road 125
 - Side: 20'
 - Rear: 35'
5. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.
6. The petitioner shall be required to bring the driveway west of Campground Road from Cobb Road up to the Major Local/Commercial Roadway standards.
7. The petitioner shall be required to install a sidewalk along Campground Road from Cobb Road to the western property line and install sidewalks on Cobb Road (Collector Roadway) for the entire property frontage.
8. The petitioner shall install sidewalks from the buildings to Campground Road and Cobb Road.
9. The petitioner shall provide driveway connection, parking spaces and lot layout that will meet Hernando County standards.
10. A Traffic analysis shall be required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
11. The petitioner shall incorporate the expected delivery truck into the project design and Traffic Access Analysis for Land Use Review:
12. The petitioner shall coordinate with the City of Brooksville for utilities systems at time of vertical construction.
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.

P&Z Action:

On November 4, 2024, the Planning and Zoning Commission voted 4-1 to recommend the Board of County Commissioners adopt a resolution approving a rezoning from AG (Agricultural) to PDP(HHC)/Planned Development Project (Heavy Highway Commercial) with the following unmodified 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 minimum 5' vegetative buffer between parcels, and of the County's LDRs for remaining buffers.
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