

STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 14, 2022
Board of County Commissioners: December 13, 2022

APPLICANT: Lonestar Properties NC, Inc.

FILE NUMBER: H-22-48

REQUEST: Rezoning from PDP(CP)/Planned Development Project (Corporate Park) to PDP(IND)/Planned Development Project (Industrial)

GENERAL LOCATION: North side of Ayers Road, approximately 2,600' west of Broad Street

PARCEL KEY NUMBER: 1599595

APPLICANT'S REQUEST:

The subject 17.2-acre site was rezoned in 2006 from AG (Agricultural) to PDP(CP)/Planned Development Project (Corporate Park); since its approval no development has occurred. The petitioner's current request is for a rezoning from PDP(CP)/Planned Development Project (Corporate Park) to PDP(IND)/Planned Development Project (Industrial) to develop the site with mixed industrial uses. The petitioner has proposed to develop the parcel with industrial office/warehouse space along the front and a maximum of 100,000 square feet of single-story self-storage space along the rear. The project will be phased with the self-storage being developed first. The petitioner has not provided a timeline for Phase 2 and will be required to modify the master plan prior to development. No deviations are requested.

SITE CHARACTERISTICS:

Site Size: 17.2 acres

**Surrounding Zoning;
Land Uses:** North: CP; Airport Undeveloped
South: AG; Mobile Home, Undeveloped
East: AG; Undeveloped
West: AG; Undeveloped

Flood Zone: C

ENVIRONMENTAL REVIEW:

Soil Type: Nobleton Fine Sand, Masaryk Very Fine Sand

Hydrologic

Features: A small wetland (appears to be less than 1/2 acre) corresponds to AE floodplain on the eastern tip of the site and minimal amounts on the western and southern property lines that will be mitigated during permitting.

Protection

Features: The property does not contain any Wellhead Protection Area (WHPA) or Special Protection Areas (SPAs) according to County data resources.

Historical: An archaeological site (HE00426) with multiple cultures is present. An old historic landfill is on the northern boundary.

Comments: The petitioner should contact the State Division of Historical Resources to determine if compliance review will be required.

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).

Comments: There is potential for listed species to be present. A wildlife survey shall be updated and provided by a qualified professional for listed species prior to development. The petitioner is required to comply with all applicable FWC regulations.

Water

Quality: The proposed project is located within the Weeki Wachee Priority Focus Area identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) has indicated they currently do not supply water or sewer service to this parcel. Sewer service is not available to this parcel. There is an existing 16-inch water main that runs along Ayers Road in front of this parcel. HCUD has no objection to the request, subject to connection to the central water system at time of vertical construction and Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System.

ENGINEERING REVIEW:

The subject site is located on the north side of Ayers Road, approximately 2,600' west of Broad Street. The petitioner has indicated a one access drive to Ayers Road. The County Engineer has reviewed the request and indicated the following:

- The projects Driveway and Parking Layout will be required to meet County Standards.
- FDOT access management and drainage permits will be required.
- Access to Ayers Road shall be limited to a right in / right out only.
- Traffic Access Operational Analysis shall be provided. Any improvements identified by the Traffic Access Operational Analysis are the responsibility of the developer.
- Geotechnical testing to be performed in accordance with the Hernando County Facility Design Guideline requirements at time of construction plan review, due to known karst activity in area.
- Project area is within the Airport Influence Zone, BKV Airport should be consulted for comments pertinent to airport adjacent facilities.

LAND USE REVIEW:

Setbacks

Minimum Building Setbacks:

Ayers Road:	125'
Sides:	20'
Rear:	35'

Building Height: 20'

Comments: The petitioner is proposing a two phase, two use project and has not indicated whether the parcel will be split or what the anticipated internal setbacks between the uses might be. If the parcel is split, the split shall be done in such a way that the self-storage facility meets the minimum front setbacks at its newly created property line.

Buffers

The petitioner has indicated the self-storage facility will meet the minimum 5' commercial buffering standards. If approved, the self-storage facility will be required to meet the minimum buffering requirements of the County LDR's.

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.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Airport Planned Development District land use classification on the adopted Future Land Use Map.

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 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.

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.

Comments: The petitioner is requesting PDP(IND)/Planned Development Project (Industrial) for self-storage, an allowable use in the Industrial category, and for office/warehouse use. The requested uses are determined consistent with the Airport PDD goal cluster in the Comprehensive Plan.

FINDINGS OF FACT:

A rezoning from PDP(CP)/Planned Development Project (Corporate Park) to PDP(IND)/Planned Development Project (Industrial) 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. Due to the proposed phasing of the project, upon the splitting of the parcel, the split shall be done in such a way that the self-storage facility meets the minimum front setbacks at its newly created property line.
3. Phase 2 of development shall require a revision to the master plan to review the intensity of the proposed use.

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. Homeowners 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 RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request to rezoning from PDP(CP)/Planned Development Project (Corporate Park) to PDP(IND)/Planned Development Project (Industrial), 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. A wildlife survey shall be updated and provided by a qualified professional for listed species prior to development. The petitioner is required to comply with all applicable FWC regulations.

3. The petitioner shall provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
4. Minimum Building Setbacks:

Ayers Road	125'
Sides:	20'
Rear:	35'
Maximum Building Height	20'
5. Upon the splitting of the parcel, the split shall be done in such a way that the self-storage facility meets the minimum front setbacks at its newly created property line.
6. The petitioner shall provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
7. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and design techniques, principles, materials, and plantings for required landscaping.
8. The development shall connect to potable water and sanitary sewer at the time of vertical construction in accordance with the requirements of Hernando County Utilities Department.
9. The petitioner shall contact the State Division of Historical Resources to determine if compliance review will be required.
10. The projects Driveway and Parking Layout shall meet County Standards.
11. FDOT access management and drainage permits shall be required.
12. Access to Ayers Road shall be limited to a right in / right out only.
13. Traffic Access Operational Analysis shall be provided. Any improvements identified by the Traffic Access Operational Analysis are the responsibility of the developer.
14. Geotechnical testing to be performed in accordance with the Hernando County Facility Design Guideline requirements at time of construction plan review, due to known karst activity in area.
15. The project area is within the Airport Influence Zone; the Brooksville-Tampa Bay Regional Airport shall be consulted for comments pertinent to airport adjacent facilities at the time of site development.
16. Phase 2 shall require a revision to the master plan.

17. The petitioner shall provide a revised plan in compliance with all the performance conditions within thirty (30) calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.