

STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 10, 2025
Board of County Commissioners: April 3, 2025

APPLICANT: Ocean Bleu Group

FILE NUMBER: H-24-69

REQUEST: Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4.

GENERAL LOCATION: Northeast corner of Anderson Snow Road and County Line Road

PARCEL KEY NUMBERS: 378914

APPLICANT'S REQUEST:

The petitioner is requesting a Master Plan Revision of phase 2 of the future development of lot 4. The subject parcel was rezoned in 2022 to PDP(GC)/ Planned Development Project (General Commercial) under file number H-21-70 to develop the subject site into four (4) lots that would be completed in two phases, Phase 1 would include a fast food restaurant, gas station, and a car wash. Phase 2 was designated for future development. In 2023 a master plan revision was requested in order to rezone four (4) parcels from residential to commercial and include into the overall project acreage.

The petitioner is now requesting another master plan revision for Phase 2, Lot 4 (3.75 acres). The petitioner's intention is to add two (2) lots (Lots 5 and Lots 6). Lot 5 is proposed to be a daycare and Lot 6 is proposed to be an office/retail space.

As the petitioner is not requesting a change to existing deviations approved in file H-21-70, the following deviations will remain in full force and effect:

Building Setbacks

County Line Road: 75' (from 125')
Side: 20'
Rear: 35'
Internal Setbacks: 0' (from 20')

Internal Buffers

Perimeter: 10' on all sides

A reduction in internal landscape buffers from 5' to 0'

SITE CHARACTERISTICS:

Site Size:	9.10 acres
Surrounding Zoning & Land Uses:	North: AG, PDP(OP); Undeveloped South: Pasco East: R-1A, PDP(MF); Undeveloped, Mobile Home West: PDP(GC), (SF); Commercial, Single-Family
Current Zoning:	PDP(GC)/ Planned Development Project (General Commercial)
Future Land Use Map Designation:	Commercial
Flood Zone:	X

ENVIRONMENTAL REVIEW:

Soil Type:	Masaryk Very Fine Sand
Hydrologic Features:	The property does not contain any Wellhead Protection Areas (WHPA) or wetlands, according to County data resources
Protection Features:	The property does not contain any Special Protection Areas (SPA) according to County data resources.
Archaeology:	The property does not contain any archaeological sites according to County data resources.
Habitat:	The property has been previously cleared. It is shown as open land according to FLUCCS (Florida Land Use Cover and Classification System) mapping
Flood Zone:	X

Comments: There is potential for listed species to be present. A wildlife survey is required to identify listed species present prior to clearing or development activities.

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.

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel; however, water and sewer service are available to this parcel. HCUD has no objection to the submitted revised Master Plan for Phase 2, subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.

ENGINEERING REVIEW:

The subject site is located at the southeast corner of County Line Road and Anderson Snow Road. The petitioner has proposed two access drives to Anderson Snow Road. An access will be provided along the south on Anderson Snow Road and the second towards the north which will line up with the existing driveway on the west side (7 Eleven). Petitioner is also proposing a "right-in/right-out" access on County Line Road.

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

- Site is located in the Pithlachascotee River Watershed, which is an administrative watershed. There appears to be floodplain contained on the parcel.
- Project shall verify no floodplain impacts will occur.
- Traffic Access Analysis has been approved, if any change in the Land Use Codes is not represented in the approved, a revised Traffic Access Analysis and Signal Warrant Analysis will need to be submitted.

LAND USE REVIEW:

Setbacks

Proposed Minimum Perimeter Building Setbacks per H-21-70:

Anderson Snow Road:	75'
County Line Road:	75' (from 125')
Side:	20'

Rear: 35'
Gas Canopy: 35'

Comments: Additional right-of-way may be required at the time of development for the site frontage along Anderson Snow Road for future widening. Building setbacks will be required to be from the new right-of-way line.

Proposed Internal Building Setbacks:

Side: 0' (from 20')
Rear: 0' (from 35')

Comments: The setbacks provided were originally approved per rezoning file H-21-70. The petitioner is requesting internal setback deviations of 0' feet in order to accommodate the mixed development and provide the appropriate drive aisle for the project's overall circulation. The proposed master plan as shown, does not warrant an internal building setback deviation. If approved, the internal setbacks must meet the minimum commercial requirements.

Buffers

The petitioner is not requesting any changes from the previously approved buffer deviations approved in file H-21-70. The petitioner had proposed a 10' landscape buffer along the perimeter of Phase 1, with exception of the area where the drainage retention area (DRA) is located.

Comments: The petitioner is requesting internal buffer deviations of 0' feet in certain areas in order to accommodate drive aisles, specifically between Lot 1 and Lot 2. If approved, a buffer reduction is approved between Lots 1 and 2. All other buffers shall be in accordance with the approved master plan. Additionally, the portion of the eastern boundary adjacent to residential (except DRA) shall provide a 6' opaque fence.

Lighting

The petitioner has not indicated any lighting provisions for the proposed uses. If approved, the petitioner will be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels. Security lighting shall be shielded from the neighboring residential use to the north.

Parking

County Land Development Regulations (LDRs) require a minimum of 4.0 parking spaces per 1,000 square feet of commercial use and 0.5 parking spaces per seat for fast-food restaurants.

Comment: The petitioner shall meet the minimum parking requirements of the County LDRs.

Landscaping

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.

Residential Protection Standards:

According to Hernando County LDRs, the following residential protection standards apply:

- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.

Comment: There are residentially zoned parcels to the east of the proposed project. Loading/unloading areas, drive-up windows and ordering boxes must be directed away from the residentially zoned parcels and meet the minimum Residential Protection Standard distance.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Commercial Land Use classification on the adopted Future Land Use Map. The area is characterized by residential to the east and commercial uses to the north and west east.

Land Use Compatibility

Objective 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(1): Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Strategy 1.10B(3): Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

Comments: The subject site is in close proximity to subdivided single-family lots to the east. Appropriate buffering should be required along the eastern property line in order to screen noise and light from the proposed uses.

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.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of

mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses are required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Comments: The subject property is in a Commercial land use designation according to the Future Land Use Map. The proposed use is consistent with the Hernando County Comprehensive Plan related to commercial development.

FINDINGS OF FACT:

A master plan revision of Phase 2 of the PDP(GC)/Planned Development Project (General Commercial) with deviations is appropriate based on the following conclusion:

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 use is compatible with the area and not adverse to the public interest.

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 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 for a master plan revision of phase 2 for lot 4 with deviations, and 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. All onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties. Security lighting shall be shielded from the neighboring residential use to the north.
3. A geotechnical report and drainage design which meets Hernando County Facility Design Guidelines shall be required.
4. Any change in the Land Use Codes not represented in the approved Traffic Access Analysis shall require a revision.
5. Additional right-of-way may be required at the time of development for the site frontage along Anderson Snow Road and County Line Road for the intersection as determined by the County Engineer. All required building setbacks shall be determined from the new right-of-way line.
6. Cross access shall be provided to the northern parcel.
7. The petitioner shall provide a 10' landscape buffer along the entire perimeter of the site with exception of the area where the drainage retention pond is located (east property line). The portion of the buffer along the eastern boundary adjacent to residential (except DRA) shall include a 6' opaque fence.
8. Lot 5 and Lot 6 Internal Buffers:
Sides: 0' (deviation from 5')
9. Minimum Building Setbacks as approved under file number H-21-70:
Anderson Snow Road: 75' (from 125')
Side: 20'
County Line Road: 75' (from 125')
Rear: 35'
Gas Canopy: 35'

Internal Building Setbacks:

Side: 20'

Rear: 35'

10. The petitioner shall 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, as applicable.
11. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any construction for the project occurring on the property. Copies of any required permits shall be provided prior to site alteration or construction.
12. A cross access easement or agreement between the commercial parcels shall be provided at the time of subdivision plat approval.
13. Signage shall be designed as part of a complete development system. The location(s) and design shall be reviewed and approved as part of the overall site plan. The predominant sign material shall include architectural or split faced block, brick, glass, wood, stucco, artificial stucco, or stone and be compatible with the principal building design.
14. Service areas which include areas designated for loading and unloading of goods and refuse collection shall be buffered from rights-of-way and residentially zoned areas. Buffering shall consist of construction of a wall between the service area and abutting land use. All other applicable LDRs must be met in addition to this requirement.
15. The developer shall provide a utility capacity analysis at the time of development and connect to water and sewer at the time of vertical construction.
16. The petitioner shall provide a revised 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.

PLANNING & ZONING COMMISSION RECOMMENDATION:

On February 10, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4 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. All onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties. Security lighting shall be shielded from the neighboring residential use to the north.
3. A geotechnical report and drainage design which meets Hernando County Facility Design Guidelines shall be required.
5. Any change in the Land Use Codes not represented in the approved Traffic Access Analysis shall require a revision.
5. Additional right-of-way may be required at the time of development for the site frontage along Anderson Snow Road and County Line Road for the intersection as determined by the County Engineer. All required building setbacks shall be determined from the new right-of-way line.
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15. The developer shall provide a utility capacity analysis at the time of development and connect to water and sewer at the time of vertical construction.
16. The petitioner shall provide a revised 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.

BOCC ACTION:

On April 3, 2025, the Board of County Commissioners voted 4-0 to adopt a Resolution approving the petitioner's request for a Master Plan Revision of Phase 2 of the PDP(GC)/ Planned Development Project (General Commercial) for Lot 4 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. All onsite lighting must provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties. Security lighting shall be shielded from the neighboring residential use to the north.
3. A geotechnical report and drainage design which meet Hernando County Facility Design Guidelines shall be required.
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