

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: February 12, 2024  
Board of County Commissioners: March 12, 2024

**APPLICANT:** GTC LLLP

**FILE NUMBER:** H-23-59

**REQUEST:** Rezoning from PDP(MF)/ Planned Development Project (Multi-Family) to PDP(SU)/ Planned Development Project (Special Use) and PDP(GC)/Planned Development Project (General Commercial) with Deviations

**GENERAL LOCATION:** Northern terminus of Rolling Rock Road, approximately 520' north of its intersection with Cortez Boulevard

**PARCEL KEY NUMBERS:** 1747024

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### APPLICANT'S REQUEST

On April 9, 2013, the Board of County Commissioners approved a rezoning from AG/ (Agricultural) to CPDP/Combined Planned Development Project to include Highway Commercial (HC) and Multifamily (MF) with a Congregate Care Facility (SU) and a reduction in setbacks, in order to develop a mixed use project. The multifamily was proposed with two (2) pods: Pod 1 (current subject site) consisting of a 98 unit, three-story (3) multifamily development, and Pod 2 consisting of a single-story development. Subsequent to the April hearing, the property owner requested a Master Plan revision in order to remove the age restriction. No development has occurred on Pod 1 since its approval.

The petitioners current request is for a rezoning from PDP(MF)/ Planned Development Project (Multi-Family) to PDP(SU)/ Planned Development Project (Special Use) and PDP(GC)/Planned Development Project (General Commercial) with deviations, in order to develop the 6.9 acre site with a 97,350 square foot climate control self-storage facility. The petitioner has indicated the new facility will be single story. As part of the request and in order to provide ample buffering against the Highpoint mobile home community to the west, the petitioner is proposing a dedicated 50' landscape buffer along the west which will also be zoned PDP(SU)/Planned Development Project (Special Use). The PDP(SU) designation will prevent any future development on the 50' strip. As part of the rezoning, the petitioner is requesting a setback deviation along Rolling Rock Road from the required 35' to 25'.

The subject site is in the Residential Future Land Use Designation and has a companion application for a Comprehensive Plan Amendment (CPAM2305).

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**SITE CHARACTERISTICS**

<b>Site Size:</b>	6.9 acres
<b>Surrounding Zoning; Land Uses:</b>	North: PDP(MF); Drainage Retention Pond South: PDP(GC); Autobody, Auto Parts East: PDP(MF); Apartments West: PDP(MH); High Point Subdivision
<b>Current Zoning:</b>	PDP(MF)/Planned Development Project (Multifamily)
<b>Future Land Use Map Designation:</b>	Residential
<b>Flood Zone:</b>	C; portions of the site are within the 100-year floodplain

**ENVIRONMENTAL REVIEW**

<b>Soil Type:</b>	Candler Fine Sand
<b>Habitat:</b>	Candler fine sand provides a habitat suitable for gopher tortoises. Given the presence of the Candler fine soils, gopher tortoise habitat and several commensal species have a moderate potential for occurring on the project site including eastern indigo snake ( <i>Drymarchon corais</i> ), Florida mouse ( <i>Podomys floridanus</i> ), Florida pine snake ( <i>Pituophis melanoleucus mugitus</i> ), and gopher frog ( <i>Rana areolata</i> ). Since there is the potential for this listed Species of Special Concern to be present, the site should be inspected prior to construction, and a Florida Fish and Wildlife Conservation Commission permit may be required prior to site alterations.
<b>Comments:</b>	A comprehensive wildlife survey shall be conducted in order to identify the listed species present on the property. The listed species present on-site may require a Florida Fish and Wildlife Conservation Commission (FWC) permit prior to site alterations. The petitioner is required to comply with all applicable FWC regulations.
<b>Protection Features:</b>	The subject property contains a Class II Well Head Protection Area (WHPA), according to County data resources.
<b>Comment:</b>	The proposed uses are permitted with the Class II Well Protection Area (WHPA)

**Hydrologic**

**Features:** The subject property contains no wetlands or Special Protection Areas (SPA), according to County data resources.

**UTILITIES REVIEW**

The Hernando County Utilities Department (HCUD) does not currently supply water and sewer service to this parcel. A 12-inch water line is located on the north side of Cortez Boulevard and a 6-inch sewer force main is located along the center of Cortez Boulevard. HCUD has no objection to the request 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 northern terminus of Rolling Rock Road, approximately 520' north of its intersection with Cortez Boulevard. The petitioner has indicated a single driveway to Rolling Rock Road. The County Engineer has reviewed the petitioner's request and provided the following comments:

- Traffic Access Analysis will be required, any improvements identified by analysis will be the responsibility of the developer.
- Highline Drive, just east of Rolling Rock Road, will become a signalized intersection in the near future and the project will need to provide a proportionate share of the cost to signalize the Highline Drive and SR 50 intersection.

**LAND USE REVIEW****Large Retail Development Standards**

The subject request is considered a large retail development and as such must comply with the standards provided for in the LDRs. The standards include, but are not limited to, architectural style, parking design, internal pedestrian circulation, and buffering. The master plan approval is a conceptual review.

The petitioner is proposing a Large Retail Development with 97,350 square feet of self-storage facility. The County's LDRs provide that development greater than 65,000 square feet in size require approval as a Planned Development Project. Because of the intensity of development, the County may require additional conditions to ensure appropriateness at a particular location.

The following items must be addressed under the Large Retail Development requirements at the time of permitting:

- Predominant exterior building material shall include architectural or split face block, brick, glass, wood, stucco, artificial stucco, stone or concrete with architectural finish.

- Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) shall be screened from view from the public right-of-way and neighboring residential parcels and enhanced by landscaping, wall and/or parapet.
- 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.
- 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.

### **Screening**

Hernando County LDRS require that screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet. In this instance, the primary use is storage, and the entire site must be fenced.

**Comments:** The petitioner has indicated a 50' dedicated landscape buffer, zoned PDP(SU)/Planned Development Project (Special Use), will be provided along the entire west property line in order to shield the storage facility from Highpoint residents. Furthermore, buffering will be provided to the north and a fence will be provided along the perimeter of the project.

### **Setbacks**

Proposed Minimum Building Setbacks

- North: 25'
- East: 25' (deviation from 35')
- West: 50'
- South: 35'

### **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 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 residential uses.

**Residential Protection Standards:**

According to Hernando County LDRs, no building within 100 feet of any single-family district residential district property line shall be more than 20 feet in height.

**Comments:** The petitioner has indicated that the mini-warehouse buildings will be single story. The proposed master plan complies with the residential protection standards.

**COMPREHENSIVE PLAN REVIEW:**

The petitioner has filed a companion Small-Scale Comprehensive Plan Amendment (CPAM2305) to change the Future Land Use from Residential to Commercial on the subject site. The area is characterized by a commercial corridor to the south, multifamily to the east and a mobile home community to the immediate west.

**Future Land Use Map**

**Strategy 1.04A(6):** The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties.

**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.

**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 is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

**Comments:** The request for a Comprehensive Plan Amendment on the subject site is consistent with the Commercial future land use strategies. The subject site is located adjacent to a major commercial corridor.

### **Commercial Nodes**

**Strategy 1.04G(2):** Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes:

- a. are located at the intersections of roads having collector status or greater;
- b. recognize concentrations of existing commercial development;
- c. are generally less than 100 acres in size within the Adjusted Urbanized Area of the County;
- d. are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County;
- e. may be located in Centers or Corridors pursuant to the related strategies.

**Comments:** The subject site is currently in the Residential Land use classification; however, it is located in a mixed use area with a commercial corridor just south of the subject site. The proposed small-scale Comprehensive Plan Amendment is

consistent with the Strategy to locate new commercial development in a node.

### **Land Use Compatibility**

**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.

**Comments:** The proposed use is compatible with the surrounding development trends and is appropriate subject to performance conditions.

### **FINDINGS OF FACT:**

A rezoning from PDP(MF)/ Planned Development Project (Multi-Family) to PDP(SU)/ Planned Development Project (Special Use) and PDP(GC)/Planned Development Project (General Commercial) with deviations is appropriate based on the following:

1. The request is consistent with the Comprehensive Plan Strategies for the location of commercial development.
2. The request is compatible with surrounding development and designation of the surrounding area as Residential on the Future Land Use Map.
3. The companion small-scale Comprehensive Plan Amendment (CPAM2305) requesting a change in the future land use from residential to commercial is consistent with the Comprehensive Plan.
4. The petitioners request for a reduction in setbacks along Rolling Rock Road is not justified and shall meet the minimum 35' front setbacks for commercial.

### **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 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 PDP(MF)/ Planned Development Project (Multi-Family) to PDP(SU)/ Planned Development Project (Special Use) and PDP(GC)/Planned Development Project (General Commercial) 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. A 50' landscape buffer shall be dedicated and zoned PDP(SU)/Planned Development Project (Special Use) along the western property line. The east, north and south property lines shall meet the minimum landscape requirements of the County LDRs.
3. Minimum Building Setbacks:  
North: 25'  
East: 35'  
West: 50'  
South: 35'
4. 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.
5. The petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.
6. Security lighting shall be shielded from the neighboring residential use to the north.
7. A Traffic Access Analysis shall be required at the time of development. All improvements identified by Traffic Access Analysis shall be the responsibility of the developer.
8. All driveways shall meet the requirements of Hernando County Facility Design Guideline for Commercial Driveway Connections.



9. A water and sewer capacity analysis and connection to the central water and sewer systems at time of vertical construction.
10. The petitioner shall coordinate with the County Engineer their proportionate share of the cost to signalize the Highline Drive and SR 50 intersection.
11. Outdoor storage shall be limited to the rear of the property between the main building and the dedicated 50' landscape strip.
12. The self-storage facility shall be limited to single story.
13. The following Large Retail Standards shall be met:
  - Predominant exterior building material shall include architectural or split face block, brick, glass, wood, stucco, artificial stucco, stone or concrete with architectural finish.
  - Any noise producing machinery or equipment (refrigeration units, air conditioning, chillers, etc.) shall be screened from view from the public right-of-way and neighboring residential parcels and enhanced by landscaping, wall and/or parapet.
  - 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.
  - 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.
14. 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.