

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: August 14, 2023  
Board of County Commissioners: September 12, 2023

**APPLICANT:** Axiom Real Estate (AWN Spring Hill II, LLC)

**FILE NUMBER:** H-23-47

**REQUEST:** Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial) with Deviations

**GENERAL LOCATION:** Northeast Corner of Cortez Boulevard and Brookridge Central Boulevard

**PARCEL KEY NUMBERS:** 419372, 1246618, 346478

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### APPLICANT'S REQUEST:

On November 8, 2022, the Board of County Commissioners approved a Master Plan revision with a rezoning to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 uses and deviations. The request was for a 350,000 square feet Large Retail Development consisting of thirteen (13) commercial parcels.

The petitioner's current request is for deviations to three (3) commercial standards, which the petitioner has indicated will allow for flexibility for the proposed commercial development. The petitioner seeks no other changes other than the following deviations:

1. Reduce the Large Retail Development landscape buffer requirement along Cortez Boulevard (SR 50) from 35' to 20'.

**Comments:** The applicant is requesting a reduction in the width of the landscape buffer along SR 50 in order to provide site design flexibility for those parcels between SR 50 and the proposed reverse front road. The building setback will not be affected.

2. Reduce the size of the perimeter buffer required between outparcels from 5' on each side to 2.5' on each side.

**Comments:** The Board of County Commissioners on November 8, 2023, approved zero (0') side setbacks for outparcels along SR 50. The request to reduce the minimum 5' commercial buffer requirement between outparcels will provide for shared buffers and further assist in maximizing site development.

3. Reduce the requirement for a 400 square feet landscape island for every 10 parking spaces to 166.5 square feet (9'x18.5').

**Comments:** The requested reduction is part of the coordinated landscape and

architectural framework that will compensate for a reduction in the 400 square feet landscape island every 10 parking spaces to 166.5 square feet.

**SITE CHARACTERISTICS:**

<b>Site Size:</b>	28.50 acres
<b>Surrounding Zoning:</b>	
<b>Land Uses:</b>	North: PDP(MH); Brookridge Subdivision South: C1, C-2, PDP(GC); Commercial Uses East: PDP(GHC); Commercial Uses West: PDP(GHC); Commercial Uses
<b>Current Zoning:</b>	PDP(GHC)/Planned Development Project (General Highway Commercial)
<b>Future Land Use Map Designation:</b>	Commercial

**COMPREHENSIVE PLAN REVIEW:**

The subject site is located within the Commercial land use classification; the request is consistent with the Goals, Objectives and Strategies for this classification.

**FINDINGS OF FACT:**

A Master Plan revision on property zoned PDP(GHC)/Planned Development Project (General Highway Commercial) with Deviations is appropriate based on the following:

1. Reduction in the Large Retail Development landscape buffer requirement from 35' to 20'.

**Comments:** The request will not affect the previously approved building setbacks.

2. Reduction for the commercial outparcel perimeter buffers/buffer required between parcels from 5' on each side to 2.5' on each side.

**Comments:** The request is compatible with the previously approved zero (0') side setbacks and will not pose any impact to the overall project.

3. Reduction of the required 400 square feet landscape island for every 10 parking spaces to 166.5 square feet (9'x18.5').

**Comments:** The proposed project is a unified commercial mixed use development and the proposed deviation internal to the project. The deviation will not pose any impact to the overall project.

4. The proposed deviations present no adverse impact to the surrounding neighborhood.

**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 approve the petitioner's request for a Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway 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. All previous conditions (H2205) shall be in full force and effect with the exception of those modified herein.
3. Reduction in the Large Retail Development landscape buffer requirement from 35' to 20'.
4. Reduction for the commercial outparcel perimeter buffers/buffer required between parcels from 5' on each side to 2.5' on each side.
5. Reduction of the required 400 square feet landscape island for every 10 parking spaces to 166.5 square feet (9'x18.5').