

NARRATIVE
FOR
FOREST OAKS STORAGE FACILITY

Received

OCT 31 2023

Planning Department
Hernando County, Florida

Project Location: The property in question is 6.24 acres. It is located on the south side of Forest Oaks Drive, between the Post Office and Stage West.

Present Zoning: The land is presently zoned PDP (OP).

Present Land use: The current land use in accordance with the FLUM map, is Commercial.

Desired Zoning: The applicant is desirous to rezone the property to PDP(GC) with specific C-2 uses, namely mini-storage. Since the proposed square footage exceeds 65,000 sf, the project must comply with the "Big Box Rules" or "Special Regulations". We will address these requirements individually, and any deviations requested from those requirements as needed for this specific project.

1. Mechanical/operational equipment including HVAC located at ground level shall be set back at least one hundred (100) feet from any property line external to the development site and shall be visually shielded through enhanced screening or shall be located on the roof and shall be visually shielded with a parapet wall. All mechanical/operational equipment shall be sound attenuated as necessary to comply with the county's noise ordinance. *Mechanical equipment is planned to be on the ground, between the proposed buildings where it will be shielded from neighboring properties for noise and sight.*

2. Hours of operation shall be provided, and may be limited by the governing body, as necessary, to ensure compatibility with surrounding land uses. For facilities that propose to operate 24 hours a day, manned parking lot security may be required by the county between the hours of 10 p.m. and Sunrise. *Hours of operation shall be set from 7:00 AM to 7:00 PM. A twelve hour opening time. The entrance gates are to be mechanically controlled and can be set not to function outside those times of operation.*

3. Where the proposed commercial development consists of multiple buildings (excluding out parcels), then loading areas and loading docks should be situated between said buildings in a manner which allows the buildings to act as screens. All loading areas/docks shall be set back at least one hundred (100) feet from any property line external to the development site and shall be screened at 100% opacity through the use of landscape plantings, berms, fences or walls. The County may require the use of absorptive noise barrier walls for commercial noise reduction. *The development is planned to consist of multiple buildings. However, no loading docks are planned. This is not a large warehousing operation; it is being developed for personal storage.*

4. All outdoor lighting shall meet the specific use regulations for commercial lighting under Article III. *Since the facility will no operate at night, only security lighting is necessary on the outside. Where the units are to be climate controlled, lighting will be furnished within those buildings. Outside security lighting shall be directed into the project, not to the boundaries. The entrance and signage will be lighted, but all shall be low lumens.*

5. All on site advertising signs, including out parcels, shall be designed as part of a complete signage system. and shall be limited to mound mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code. *Proposed signage is shown on the master*

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plan. The sign will be low level, on a landscape mound. The mound shall be two feet high with the sign itself not to exceed 4' in height for a total height of 6' above the adjacent street grade.

6. The master plan shall meet the following increased setbacks and buffering requirements:

a. Setbacks. Where any side or rear lot line adjoins (excluding roads) a residential- or agricultural-zoned property or an existing residential use, then no building shall be located within one hundred (100) feet of said lot line. *There are only three lots in the south area where this project will abut residential property. Lots 537, 538, and 539 of Forest Oaks Unit 7, back up to this property. The common line, is the rear line of these lots. A 35 foot buffer will be provided on this site, against that common line. No buildings are proposed within 100 feet of that line.*

b. Buffering. A thirty-five (35) foot wide buffer screened at 80% opacity at a height of six (6) feet above finished grade shall run along each rear and/or side property line which abuts any residential or agricultural zoned property. This buffer shall be screened through the use of landscape planting and landscape berms, and may be augmented through the use of fences or walls, existing natural vegetation, and/or a combination thereof. The County may require the use of absorptive noise barrier walls for commercial noise reduction. *There are only three lots in the south area where this project will abut residential property. Lots 537, 538, and 539 of Forest Oaks Unit 7, back up to this property. The common line, is the rear line of these lots. A 35 foot buffer will be provided on this site, against that common line. The first ten feet of this buffer shall be left in its existing condition. The remaining 25 feet will be cleared, a four-foot high berm constructed, and re-vegetated upon completion of grading. No fencing is proposed in this area. The buildings themselves will tend to secure the area. Fencing will be added between those buildings to complete the secured perimeter.*

7. The applicant shall demonstrate that the proposed use is appropriate to the property in question, is compatible with existing and planned uses in the area and demonstrate compliance with the County Comprehensive Plan. *We feel this project will be developed in such a manner to not be obtrusive to the neighborhood. It lies between two other commercial uses on Forest Oaks Blvd. The Post Office is to the east, and Stage West to the west. Only three homes exist to the south, and none of those face this property, or Forest Oaks Blvd.; they all three front on Philatelic which connects to the Post Office and Deltona Blvd. Forest Oaks Lutheran Church exists to the northeast, and a large drainage retention area exists to the northwest. If the Developer didn't believe there was a need for these facilities in this area, he certainly wouldn't be investing his money in this effort.*

The Commercial Category of the Comprehensive Plan 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. In addition, 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.

This property is already zoned PDP OP, a type of commercial, just as the parcels either side of it. The proposed facilities shall serve the community, and surrounding residential areas. This will assist in taking RV's and boats out of residential yards, and allowing local residents to reduce clutter by placing in their neighborhood storage unit.

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8. Additional standards for commercial development with any single user occupying and/or using greater than 65,000 square feet of gross floor area:

(a) The proposed site shall front on at least one road functionally classified on the county's comprehensive plan as arterial or greater. Furthermore, at least one (1) vehicle access point shall directly access and connect to said functionally classified arterial (or greater) roadway. *Forest Oaks is a functionally classified roadway, but not an arterial. At best it may be classified as a "Major Collector". **We are requesting a deviation from this requirement.** We do have at least, the one driveway connecting to the functionally classified roadway.*

(b) The master plan shall demonstrate at least two vehicular access points providing adequate ingress and egress with appropriate turn lanes, intersection improvements, signage and signalization (as may be required) to accommodate the traffic impacts of the project. In addition, the County Engineer may require a traffic study prepared according to professionally accepted standards, utilizing original data from similar uses if required by the County Engineer, in conjunction with the application addressing traffic impacts from the project and making specific recommendations to maintain adequate roadway capacities and adequate ingress and egress to and from the site. *We have not designed two vehicular access points for this project; only the one. A facility such as this requires security. It is much easier to secure the facility with one access instead of two. Mini-storage facilities are one of the lowest traffic trip generators in the Traffic Manuals. The facility will not generate high traffic volumes. These type of facilities are typically not utilized in the peak hours either, so the peak trip generator is not high. **We would be asking for a deviation for this requirement.***

c. Any commercial development meeting the terms of this subsection located within 2,500 feet of any public school (as measured along the route of normal pedestrian travel from property line to property line) shall prepare and submit at the time of application a traffic and pedestrian safety plan for review and approval by the county. The plan must identify safety conflicts and deficiencies, and include recommended mitigation measures as necessary. In addition to satisfying the requirements of this subsection, the plan must demonstrate to the governing body that adequate provisions have been made to maintain safe and adequate pedestrian and traffic circulation. *This facility is not located within 2500 feet of a public school. The closest schools are shown on the enclosed exhibit.*

d. The site design shall provide that pedestrian circulation is coordinated on-site and between adjacent properties for the purpose of providing for pedestrian circulation between complimentary uses. *The Petitioner would be amenable to pay into the sidewalk fund for a new sidewalk on Forest Oaks Blvd. on his side of the roadway. On the other hand though, we don't feel a sidewalk with a pedestrian gate should be provided from Forest Oaks Blvd. into the facility. This type of use serves no purpose for pedestrian traffic.*

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e. All internal walkways shall comply with Florida Accessibility Code design standards. Additionally, all internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, scored concrete or stamped asphalt to the extent not inconsistent with said standards.

There will be no internal pedestrian walkways within the facility. Units are typically accessed by vehicles.

f. Transit facilities, including, but limited to bus stops, pull out lanes, transit related signage, shelters and bicycle racks for transit users, shall be provided as determined by the County to accommodate transit service. *This can be a condition of the approval. We do not know at this time, if the MPO wants a bus stop at this location.*

9. Any applicant seeking a deviation from any requirement above shall, concurrently with and as a part of its application, include a written request for such requested deviation and explain in detail all circumstances which the applicant believes justifies the requested deviation from the requirements herein. *We have underlined the deviations being requested with this application. In addition, a separate written request for each is submitted herewith.*

Residential Protection Standards

The subject property is within 100' of residentially zoned property and is therefore subject to the residential protection standards. They are as follows:

a. There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line. *This is not the type of facility where audio or sound equipment will be utilized.*

b. There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line. *There will be no buildings containing or dispensing alcoholic beverages. There are no vehicle repair facilities within this project.*

c. 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. *There will be no drive-up or customer service window in this facility. Loading and un-loading of material to be stored in this facility will be confined between the hours of 7:00 AM to 7:00 PM.*

d. No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height. *There will be no buildings higher than twenty (20) feet.*

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e. All loading bays and loading docks must be a minimum of 100' from any single-family 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. *There are no loading docks or bays proposed.*

f. Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences, or walls. *Mechanical equipment is planned to be on the ground, between the proposed buildings where it will be shielded from neighboring properties for noise and sight. They will be screened from view from adjacent properties. They will be internal to the project, not on the boundaries, thereby mitigating for noise from the units.*

In addition, special care has been taken to design these buildings so as not to have doors facing the perimeter. Buildings "A", "G", "H", and "I", are all designed with doors on the opposite side.

This master plan proposes a total of 63,259 sf of mini-storage; 12,482 sf of climate controlled units; 7,750 sf of covered outside storage; and 15,270 sf of open outside storage.

Standard County Setbacks: Front: 75'
 Sides: 20'
 Rear: 35'

Buffers: The master plan calls for a 10' buffer on the east and west sides. A 15' buffer is shown against Forest Oaks Blvd., and a 35' buffer to the south against the residential lots and 10' against the acreage tracts, which are zoned OP. Care has been taken in the design to prevent adjacent land from viewing the doors of the facility. The perimeter of the operations area will be secured by fencing, but not on the property line. The backs of the buildings are utilized where feasible to minimize the fencing. As previously mentioned, the buffer to the south against the residential lots will be improved with a berm and plantings.

Access: The site has only one access and this is from Forest Oaks

Soils: According to information found on the NRCS database, the existing soils are Candler fine sand. The soils are well drained soils, this is typical in this area.

Sanitary Sewer: Even though HCUD has sewer in the area, the project would not generate much sewage. The office would have restroom facilities, but nowhere else in the project would sewer service be needed. A septic system is proposed for the one restroom at the office.

Potable Water: A connection would be made to HCUD services for a single meter which would be small, based on the water needed at the office and restroom.

Environmental: The existing soils and vegetation support habitat for gopher tortoise. The Developer, prior to any construction, will conduct a wildlife assessment.

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Floodplain: The project is located within the Spring Hill Lakes Basin. The FEMA map indicates most of this project, is within Zone X. Zone X is an area of minimal flooding. There is an area denoted on the west of the property that is identified as a drainage node in the Basin Study. The 100-year flood elevation of this node is on the master plan. This project, as well as some of the surrounding areas provide runoff to this depression. This area will be enlarged on-site when developed, to account for the increase in runoff caused by development. Once permitted and constructed, the volume below the flood plain elevation will not be decreased. There will be no net positive effect on any adjacent property.

Traffic: Based on the latest tables from the ITE manual, the proposed project may generate up to **8 Peak PM Trips**. This will be further addressed at the time of concurrency when a traffic study may be required.

The present zoning of the property allows for Office Professional space. A reasonable yield of square footage for such a site is 22% of the total land area. $6.24 \text{ Acres} \times 43560 \text{ sf/acre} \times .22 = 58,500 \text{ sf}$ of office space, which would generate approximately **70 peak hour trips**.



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Sep 20, 2023

Hernando County Planning Department
Mr. Omar DePablo
Brooksville, FL 34601

Dear Mr. DePablo,

As per previous conversations and at the direction of the "Special Regulations" for projects which may exceed 65,000 square feet within one development, we are requesting a deviation from those rules. We will be requesting two deviations. The second will come via a separate letter. We thank you in advance for your department's support.

Deviation # 1. These "Special Regulations" for this size project state the project **must connect to a functionally classified arterial (or greater) roadway.**

Our project connects to Forest Oaks Blvd. **Forest Oaks is not functionally classified as an arterial, or greater roadway.**

We ask county staff, P&Z members, and the Board to permit a deviation from this requirement.