

ZONING AMENDMENT REQUEST

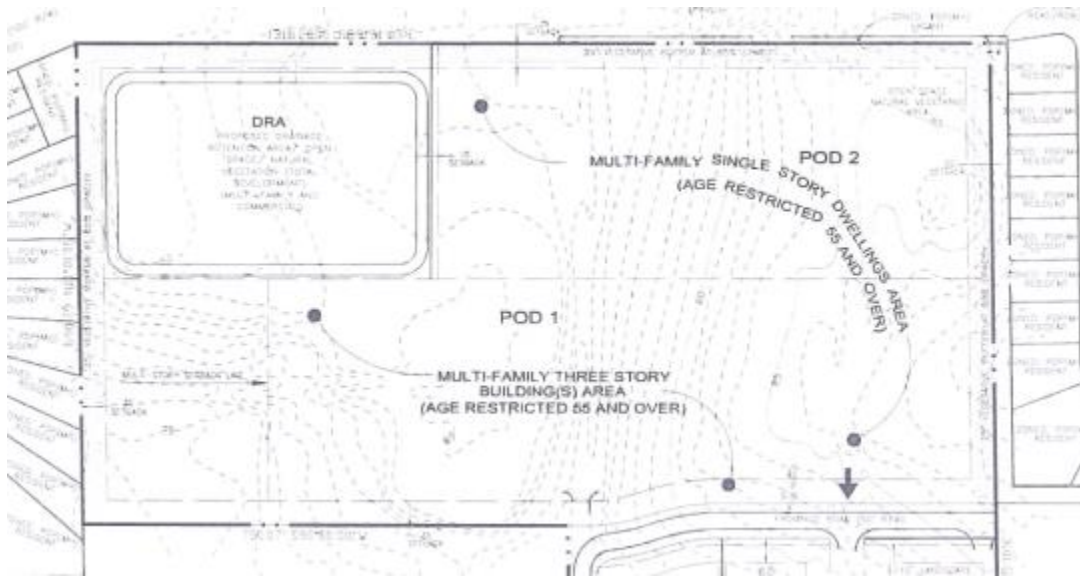
PARCEL KEY: 01747024

Revised, November 1, 2023

The 6.9 vacant site is located approximately 500-feet west of Highline Drive and 550' north of Cortez Boulevard, in Hernando County.

The request is to amend the zoning designation from PDP(MF) to PDP(SU) and PDP(CG). The purpose of both designation is to guarantee the maintenance of the 50-foot natural vegetation along the western boundary in line with the existing vegetative buffer to the north and for a one-story mini-warehouse use within a 97,350 square foot building.

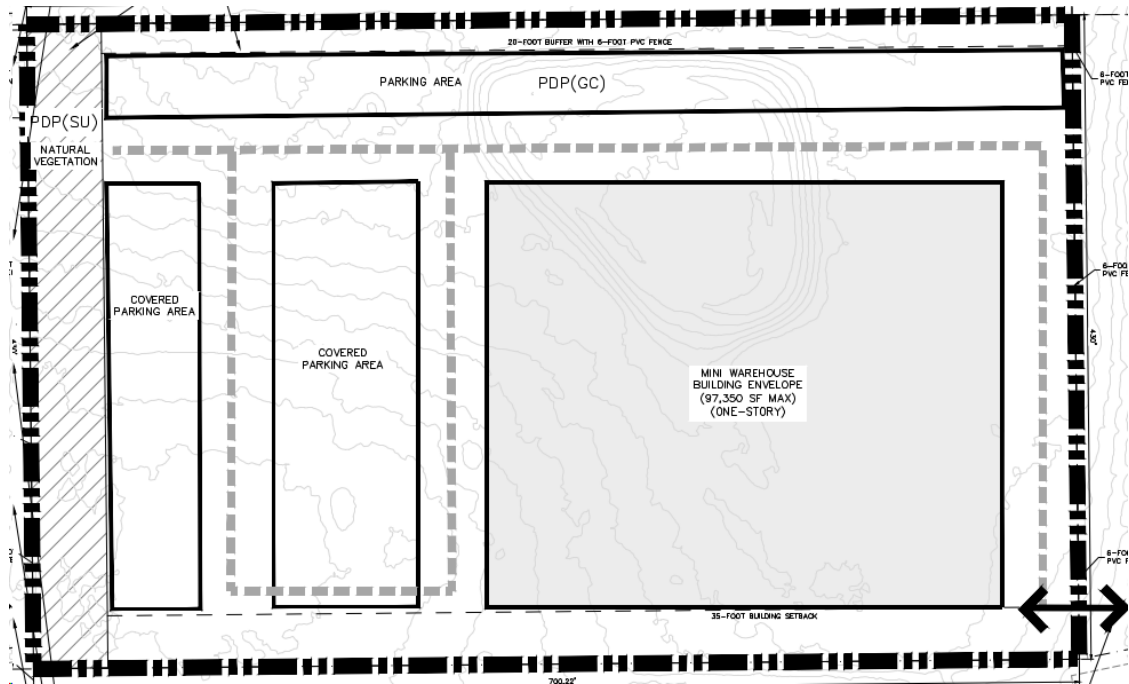
The approved PDP(MF) is approved for a 3-story multi family and a 1-story multi family development on the north side where currently the storm water pond is located. Although the performance condition #4 states a 35-foot setback to the west, the Vista Park Record Plat depicts a 300-foot multi family setback from the west for the 3-story structure.



As shown on the aerial and site plan on the next page, the 50-foot wide strip is proposed for PDP(SU) rezoning to allow natural vegetation, guaranteeing NO DEVELOPMENT or IMPROVEMENTS. The intent is to maintain the natural 50' wide landscape buffer as shown in the attached plat and continuing that buffer onto the subject site. This buffer is in excess of code requirements and in harmony with existing vegetation to the north. The remainder of the site is proposed for PDP(CG) to allow only one use, a one-story 97,350 square foot mini-warehouse.



The current proposal is for a rezoning to PDP(SU) and PDP(CG). The PDP(SU) portion is +/- 21,500 square feet (50' X 430') and the remainder of the site is +/- 279,500 square feet for commercial use. At 0.35 FAR, the maximum allowable square footage is 97,825 square feet. The requested 97,350 square feet is below the maximum. The building is located on the east side of the site with the parking area to the west and to the north, with drive aisles as shown on the zoning plan.



The site is currently vacant, access is from the east, and the site will be served by public water and sewer. Stormwater is to the north of the site as shown on the previous page. There will be no impact to Public Facilities.

This next section will address Hernando County's' Code of Ordinance, Article VIII, Section 6, Special Regulations.

A. *Residential Protection Standards in all commercial or industrial PDPs shall be subject to the following unless modified by section 6. B. herein,*

(1) *There shall be no speakers or other sound equipment located within 100 feet of any single family residential district property line.*

None is proposed.

(2) *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.*

None is proposed.

(3) *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.*

None is proposed.

(4) *No building within 100 feet of any single family residential district property line shall be more than 20 feet in height.*

None is proposed.

(5) *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.*

None is proposed.

(6) *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.*

Agreed.

B. *Commercial development with any single building, or single site development with multiple buildings with the same use and owned and managed by the same entity, greater than 65,000 square feet of gross floor area is only allowable through approval as a Planned Development Project and which otherwise satisfies these requirements and this article. This type of development may be compatible in a given commercial zoning district but because of its size, intensity, increased traffic-generation, extended hours of operation, or proximity to residential areas/districts or public schools require additional conditions as a prerequisite for approval at a requested location. The applicant shall have the burden of adequately demonstrating compliance with all of the minimum standards set forth below and otherwise contained within this article. The governing body, in their sole discretion and following public hearing and notice, shall be the final arbiter of determining whether compliance with these minimum standards has been adequately demonstrated and whether to approve, approve in part or deny a particular request hereunder.*

- (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.*

Agreed.

- (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.*

6am to 11pm, 7 days a week.

- (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.*

Not Applicable.

- (4) *All outdoor lighting shall meet the specific use regulations for commercial lighting under Article III.*

Agreed.

- (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.*

Agreed.

- (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.*

Not Applicable. Per discussion with staff, although this development will be greater than 65,000 square feet of commercial, it is not at the same level of intensity that one would expect for a large commercial development. The proposed mini-warehouse is a low traffic generator and has limited sounds associated with the operation of the business.

- (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.*

Not Applicable. Per discussion with staff, although this development will be greater than 65,000 square feet of commercial, it is not at the same level of intensity that one would expect for a large commercial development. Section 1.C., requires a 5-foot buffer landscape buffer between commercial use and residential use. The proposal includes a 50-foot buffer with existing screening to the west adjacent to single-family development. A 20' buffer with a 6-foot fence is proposed to the north adjacent to the retention pond

and walking trail, and a 6-foot fence along the east adjacent to a 50-foot-wide access and utility plated track.

- (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.*

With planning techniques such as providing a greater setback, limiting height, and providing greater buffers are all tools utilized to address compatibility concerns, and is being proposed as part of this development.

- (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.*

The site is part of a larger Planned Development, with most intense uses along Cortez Boulevard and part of the integrated development, access to Cortez Boulevard is from Rolling Rock Drive.

- (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.*

Although this is a commercial development, the proposed mini-warehouse use is one of the lowest traffic generators and 1 access will be sufficient to meet traffic circulation.

- (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.*

Not Applicable.

- (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.*

There is a continuous sidewalk from Cortez Boulevard and the subject site.

- (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.*

Agreed.

(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.*

Agreed.

(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.*

None is proposed.

C. *In the PDP (Corporate Park) District outdoor storage may be approved if specifically designated or specified in the narrative or on the master plan, or as a Special Exception use provided the outdoor storage is confined to a portion of the property which shall be screened by an opaque fence, wall of opaque landscaping at a height that will effectively screen the storage from adjoining streets and properties. No outside storage is allowed within the minimum building setback from an adjoining street.*

Not Applicable.

Summary

Overall, the combination of the enhanced buffer to the north and west, the reduced 3-story to 1-story , and reducing traffic reduces compatibility concerns with the residential development to the west and to the east.