

STAFF REPORT

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

APPLICANT: Hernando County Board of County Commissioners

FILE NUMBER: H-23-31

REQUEST: Revision to a PDP(PSF)/ Planned Development Project (Public Service Facility) for a Water Treatment Plant Upgrade

GENERAL LOCATION: North side of Killian Street, 450' east of Mariner Boulevard

PARCEL KEY NUMBERS: 859404

APPLICANT'S REQUEST:

The County is seeking to revise a PDP(PSF)/ Planned Development Project (Public Service Facility) in order to provide upgrades to an existing water treatment plant. The original PDP(PSF)/ Planned Development Project (Public Service Facility) was approved in 1979. The Killian Water Treatment Plant (WTP) consists of two active wells, one currently out of service, one ground storage tank, and a high service pump station. As part of the County's long-range plan, upgrades to the Killian WTP were identified. Project upgrades involve the installation of a new well pump (located at the out of service existing well) and associated yard piping to connect the well to the ground storage tank. It also includes construction of a new high service pump station and well house; construction of a new centralized chemical feed system; replacement of the standby power generator; construction of stormwater retention ponds; and demolition of the existing high service pump station.

SITE CHARACTERISTICS:

Site Size: 4.9 acres

Surrounding Zoning & Land Uses:
North: PDP(SU); Church
South: PDP(SF); Single Family
East: PDP(SF); Single Family
West: PDP(SF); Single Family

Current Zoning: PDP(PSF)/Planned Development Project (Public Service Facility)
Future Land Use Map Designation: Residential
Flood Zone: X

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand

Habitat: Property is identified as utilities according to FWC CLC mapping (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data). The parcels are cleared and vacant with gopher tortoises present.

Comments: A gopher tortoise burrow survey shall be prepared by a gopher tortoise agent. The petitioner is required to comply with all applicable FWC regulations and permitting.

Hydrologic Features: The property does not contain any wetlands or Special Protection Areas (SPA), according to County data resources. The site does have a Class 1 Wellhead Protection Area (WHPA) due to the wells that service the Spring Hill area.

Archaeological: The property does not contain any archaeological sites.

Water Quality: This project is located within the Weeki Wachee Priority Focus Area (PFA) identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System.

Comments: The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) has indicated the subject site is an existing water treatment facility that services the Spring Hill area. The proposed upgrades will assist with upgrades to meet the growing needs of Spring Hill.

ENGINEERING REVIEW:

The property is located on the north side of Killian Street, 450' east of Mariner Boulevard. The property has an existing access drive off Killian Street. No changes to access are proposed. The County Engineer has reviewed the request and indicated no engineering related concerns.

LAND USE REVIEW:

Setbacks

In accordance with County LDR's, no building, structure or use within a public service facility overlay district shall be located closer than fifty (50) feet to the property line of an adjoining parcel containing a residence or the property line of a residentially zoned parcel.

Lighting

The petitioner has not indicated any lighting provisions for the proposed uses. If approved, the petitioner will need to ensure that security lighting is shielded from the neighboring residential uses.

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.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Residential land use classification on the adopted Future Land Use Map. PDP(PSF)/ Planned Development Project (Public Service Facility) are permitted in all Land use Designations with appropriate performance conditions.

Public Facilities Category

Objective 1.04K The Public Facilities Category includes major facilities that serve a large portion of the County, the entire County, or that include service areas beyond the County. Examples include landfills, power plants, major or new power easements, and regional potable water and wastewater treatment facilities.

Strategy 1.04K(1): Minor public facilities that do not need to be designated with the Public Facilities Category may be allowed in any Future Land Use Map Category. These include local facilities such

as wellfields, sewage collection facilities, water distribution facilities, communication towers, public buildings, schools and other governmental or public service structures and uses.

Strategy 1.04K(2): The Public Service Facility Zoning Overlay District will be used to evaluate and review all proposed public facilities. Conditions and performance standards may be required through the public facility review process which are binding for purposes of issuance of development orders and permits.

Comments: The County is requesting a revision to a Public Facility Overlay District for the expansion and upgrades of an existing water treatment facility. Public facilities are permitted in all Land Use designations. The request is consistent with the Residential Land Use classification with appropriate performance conditions.

FINDINGS OF FACT:

A revision to a PDP(PSF)/ Planned Development Project (Public Service Facility) for a Water Treatment Plant Upgrade 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 revision to a PDP(PSF)/ Planned Development Project (Public Service Facility) for a Water Treatment Plant Upgrade, 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 onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring properties.
3. The driveway connection will need to meet County standards. Refer to Hernando County Facility Design Guideline IV-25.
4. Minimum building setbacks shall be 50' from all property lines adjoining parcels containing a residence or the property line of a residentially zoned parcel.
5. 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.
6. A comprehensive wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.
7. Any security lighting shall be shielded from neighboring residential uses.