

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 12, 2024
Board of County Commissioners: September 24, 2024

APPLICANT: CGCR Holding LLC

FILE NUMBER: H-24-26

REQUEST: Master Plan Revision to PDP(HC)/Planned Development Project (Highway Commercial) with a specific C-4 use for Automotive Collision Center

GENERAL LOCATION: West side of US Hwy 19, South and East of Suzanne Drive, approximately 1,300' North of Caribbean Drive

PARCEL KEY NUMBER(S): 852562 & 857571

APPLICANT'S REQUEST:

On March 30, 2004, the Board of County Commissioners approved a rezoning from C-2 (Highway Commercial) to C/PDP(MF) and (HC)/Combined Development Project (Multifamily) and (Highway Commercial) in order to posture the property for a 128-unit multifamily development (now Nantucket Apartments) with commercial outparcels. The subject site(s) are the commercial balance of the original approval.

The petitioners current request is for a Master Plan revision of the subject 4.6 acre parcel (two lots merged) from PDP(HC)/Planned Development Project (Highway Commercial) to PDP(HC)/Planned Development Project (Highway Commercial) with specific C-4 (Heavy Highway Commercial) for the development of an Automotive Collision Center. The proposed single story 33,000 square foot collision center will provide auto painting, body work, refinishing and repair, and replacement of glass. The petitioner has indicated there is some staging of vehicles in the parking area as they await repairs; however, they are processed within days of arrival and all work is conducted indoors.

SITE CHARACTERISTICS:

Site Size: 4.6 acres

Surrounding Zoning;

Land Uses: North: Suzanne Drive; C2 (Highway Commercial)
South: PDP (MF); Multifamily
East: Commercial Way; C2 (Highway Commercial)
West: Suzanne Drive; AG (Agricultural); Special Use for Church & School

Current Zoning: PDP (HC)/Planned Development Project (Highway Commercial)

**Future Land Use
Map Designation:** Commercial

ENVIRONMENTAL REVIEW:

Soils: Tavares Fine Sand, Myakka Fine Sand

Comments: A faunal (wildlife) survey shall be prepared by a qualified professional at the time of conditional plat. The petitioner is required to comply with all applicable FWC regulations and permitting.

**Protection
Features:** There are no protection features (Wellhead Protection Areas (WHPAs) present on this parcel.

**Hydrologic
Features:** There is a Class 3 wetland along the northeast portion of the site; however, there are no Special Protection Areas (SPAs) present on this parcel.

Water Quality: The proposed development is within the Weeki Wachee River Basin Management Action Plan, the Weeki Wachee Primary Focus Area (PFA), and the Weeki Wachee Outstanding Florida Springs (OFS) Group.

Comments: Implementation of Florida Friendly Landscaping™ principles, techniques, and materials designed to conserve water and reduce pollutant loading to Florida's waters is required. This will be addressed during the permitting phase of development.

Flood Zone: C; An area of Flood Zone "AE, (30.0)" is located on the site.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to the subject site; however, water and sewer service are available. HCUD has no objection to the request subject to connection to the central water and sewer systems at time of vertical construction.

Comments: There is a 15' sanitary sewer easement along Lot 3.

ENGINEERING REVIEW

The subject site is located on the west side of US Hwy 19, south and east of Suzanne Drive, approximately 1,300' North of Caribbean Drive. The petitioner has proposed a single driveway north to Suzanna Drive due to an existing drainage retention area to the west. The County Engineer has reviewed the petitioner's request and provided the following comments:

- A Traffic Access Analysis along with a Queuing Analysis may be required. Refer to Hernando County Facility Designs Guideline IV-18.

- Suzanne Drive is the Frontage Road for this project, a sidewalk is required if not already installed.
- Relocate the Suzanne Drive access to the west as to not impede operation of the intersection at US Hwy 19/Commercial Way.

LAND USE REVIEW:**Proposed Building Setbacks:**

Front: 125'
Side: 20'
Rear: 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 properties.

Buffers

A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential.

The minimum commercial buffer shall consist of a 5' landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

Comments: Due to the multifamily zoning along the south property line, the proposed use will be subject to the residential protection standards when applicable.

Additionally, a 25' landscape buffer is required along US Hwy 19 in accordance with County LDRs.

Landscape

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 site is part of 2004 Board of County Commissioner approval, which designated the parcel for commercial use. The area is predominantly commercial with the exception of a multifamily project to the south.

Future Land Use Map, Commercial Category

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. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

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 subject site is located within a Commercial Corridor on the County's adopted Comprehensive Plan. The proposed use is compatible with the surrounding area and consistent with the Comprehensive Plan.

FINDING OF FACTS:

1. The subject parcel is currently PDP (HC)/Planned Development Project (Highway Commercial).
2. The proposed Master Plan Revision to PDP(HC)/Planned Development Project (Highway Commercial) with a specific C-4 use for Automotive Collision Center is compatible with surrounding are and consist with the comprehensive plan.

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 Master Plan Revision to PDP(HC)/Planned Development Project (Highway Commercial) with a specific C-4 use for Automotive Collision Center 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. Minimum Setbacks:
Front: 125'
Side: 20'
Rear: 35'
3. The minimum commercial landscape buffer along the north, west and south property lines shall be 5'.

4. Due to the Multifamily zoning district on the southern property line, the subject site will be subject to the residential protection standards when applicable.
5. A 25' landscape buffer shall be provided along US Hwy 19.
6. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping [™] publications for design techniques, principles, materials and plantings for required landscaping.
7. A faunal (wildlife) survey shall be prepared by a qualified professional and provided at the time of vertical development.
8. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring multifamily parcels.
9. The discharge flow path for the proposed development shall be addressed with the County Engineer at time of development.
10. A Traffic Access Analysis along with a Queuing Analysis may be required. Any improvements identified by the Traffic Analysis shall be the responsibility of the developer.
11. A sidewalk shall be required if not already installed, along Suzanne Drive (frontage road).
12. The petitioner shall coordinate the relocation of the Suzanne Drive access to the west as to not impede operation of the intersection at US Hwy 19/Commercial Way
13. The petitioner shall provide a water and sewer capacity analysis and connect to central water and sewer systems at the time of vertical construction.
14. The petitioner shall provide a revised plan in compliance with all of 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.