

STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 11, 2024
Board of County Commissioners: April 9, 2024

APPLICANT: Mid Florida Community Services, Inc.

FILE NUMBER: H-23-72

REQUEST: Master Plan revision for a parcel zoned PDP(OP)/ Planned Development Project (Office Professional)

GENERAL LOCATION: Northeastern corner of the intersection of Jacqueline Road and Jayson Drive

PARCEL KEY NUMBER(S): 1590497

APPLICANT'S REQUEST

On November 10, 2004, the Board of County Commissioners approved a rezoning from AR-2 (Agricultural-Residential) to C/PDP (OP) (MF) and (SF) Combined Planned Development Project (Office Professional) (Multifamily) and (Single Family), with deviations on 20.0 acres. The approval was for a mixed use development which included 41 single family homes, 14 attached single family homes and 4.0 acres of Office Professional along Jacqueline Road. Since its approval the project has remained undeveloped. According to County LDRs, master plans are only valid for two years. If approval is not obtained for vertical construction during that time, the master plan becomes null and void.

The petitioners current request is to revise the previously approve master plan for the 4.0 acre Office Professional portion of the original project. The office professional project will consist of two (2) phases. The first phase will provide 11,000 square feet and the second phase will consist of an additional 5,000 square feet. No deviations are being requested.

SITE CHARACTERISTICS

Site Size: 4.0 acres

Surrounding Zoning;

Land Uses:

North:	PDP(SF); Undeveloped
South:	PDP(GC); Coastal Way Shopping Center
East:	AR (Agricultural/Residential); Single Family
West:	PDP(OP); Office Professional

Current Zoning: Combined Planned Development Project (Office Professional) (Multifamily) and (Single Family)

Future Land Use Map Designation: Residential

ENVIRONMENTAL REVIEW

Soils: Candler Fine Sand

Comments: Candler Fine Sand provides habitat suitable for gopher tortoises (a listed species) and commensal species. A comprehensive faunal (wildlife) survey shall be prepared by a qualified professional and submitted during the construction plans stage of development. The petitioner is required to comply with all applicable FWC regulations and permitting.

Protection Features: According to county data, there are no Wellhead Protection Areas (WHPA) and no Special Protection Areas (Special Protected Areas (SPAs) on this site.

Hydrologic Features: There are no Hydrologic Features (Sinkholes, Karst Sensitive Areas, and Wetlands) on this property according to county data.

Habitat: The subject property is designated Residential Medium Density 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).

Comments: Invasive plant species if present are to be removed during the development process.

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

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: X; with a small portion along the east in the AE Flood Zone

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to these parcels. There is an existing 6-inch water main that runs along the south side of Jacqueline Road. Running along the north side of Jacqueline Road is an existing 8-inch sewer force main that transitions to a 10-inch force main in front of this parcel. HCUD has no objection to the request, subject to a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.

ENGINEERING REVIEW

The subject parcel is located on the northeast corner of the intersection of Jacqueline Road and Jayson Drive. The petitioner proposes a single access to Jacqueline Road. No access is proposed to Jayson Drive. The County Engineer has reviewed the petitioner's request and provided the following comments:

- A sidewalk shall be required along the entire frontage of Jacquelin Road (Collector Roadway).
- The Driveway and Parking Area must meet Hernando County standards.
- Traffic Access Analysis may be required at the time of construction.
- Access to Jayson Drive shall require the paving of Jayson Drive to local road standards from Jacquelyn Road to past driveway access.

LAND USE REVIEW:

Setbacks

Minimum Building Setbacks:

- Jacquelin Road: 75'
- Jayson Drive: 35'
- Side: 20'
- Rear: 35'

Buffers

A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential or agricultural.

The buffer shall consist of a minimum five-foot 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: The petitioner is proposing a large drainage retention pond along the east property line with an additional 10' landscape buffer. A 10' landscape buffer will also be provided along the north, south and west boundaries.

Lighting

The petitioner has not indicated any lighting provisions for the proposed uses. If approved, the petitioner will be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels. Security lighting shall be shielded from the neighboring residential use to the north.

Parking

County LDRs require a minimum of 3.5 parking spaces per 1,000 square feet for the government building. The petitioner is proposing a total of 16,000 square feet between the two phases. This would require a minimum of 56 parking spaces. The petitioner has indicated a total of 67 parking spaces on master plan.

Signage

Signage shall be designed as part of a complete development system. The predominant sign material shall include architectural or split faced block, brick, glass, wood, stucco, artificial stucco, or stone and be compatible with the principal building design.

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 designated as Residential future land use. The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County. The area is characterized by extensive commercial to the south and other office professional uses to the east and west.

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high-density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Comments: The proposed use is consistent with the comprehensive plan's Residential future land use. The proposed uses for the property are low intensity¹ and should not negatively impact the surrounding neighborhoods with excessive noise or traffic.

FINDING OF FACTS

The request for a Master Plan revision on property zoned PDP(OP)/ Planned Development Project (Office Professional) is appropriate base on the following:

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.

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 adopt a Resolution approving the petitioner's request for a Master Plan revision on property zoned PDP(OP)/ Planned Development Project (Office Professional) 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. Minimum Building Setbacks:
 - Jacquelin Road: 75'
 - Jayson Drive: 35'
 - Side: 20'
 - Rear: 35'
4. Signage shall be limited to a monument sign and directional signage complementary to the architecture and design of the overall site.
5. The petitioner shall provide a 10' landscape buffer along the perimeter of the subject site.
6. A sidewalk shall be required along the entire frontage of Jacquelin Road (Collector Roadway).
7. Access to Jayson Drive shall require the paving of Jayson Drive to local road standards from Jacquelyn Road to past driveway access.
8. 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.
9. A comprehensive wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.
10. A Utility Capacity Analysis and connection to the central water and sewer systems shall be required at the time of vertical construction.
11. 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.