

**APPLICANT:** ARO Engineering and Brandon Anderson on behalf of Kelp Agency LLC

**FILE NUMBER:** H-23-43

**REQUEST:** Rezoning from AG (Agricultural) to PDP(OP)/ Planned Development Project (Office Professional) with a C-1 use of Veterinary Clinic

**GENERAL LOCATION:** North side of Powell Road approximately 1,145' east of its intersection with Spring Park Way

**PARCEL KEY NUMBERS:** 1280615

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**BCC ACTION:**

On January 9, 2024, the Board of County Commissioners voted 5-0 to adopt a resolution approving the petitioner's request for a rezoning from AG (Agricultural) to PDP(OP)/ Planned Development Project (Office Professional) with a C-1 use of Veterinary Clinic with deviations and the following modified 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. Planning
  - A. Permitted Uses
    - I. Day care centers and preschools.
    - II. Places of public assembly.
    - III. Business, professional, and nonprofit organization office use<sup>1</sup>, but not including the sale or storage of merchandise except where the sale or storage of merchandise relates directly to the rendering of professional services.
    - IV. Publicly owned or operated building.
    - V. Charitable organizations.
    - VI. Hospital.
    - VII. Veterinary Clinics

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<sup>1</sup> "Business, professional, and nonprofit organization office use" includes: finance, insurance and real estate functions; medical and other health out-patient functions, legal functions, engineering, architectural and planning functions, accounting, auditing and bookkeeping functions, welfare and charitable administrative and executive functions, business, professional, political, labor, civic, social and fraternal associations, organizations and union administrative and executive functions, advertising, employment, protective, business, and management consulting functions, administrative and executive functions.

B. Lot Information:

I. Minimum Setbacks:

- Front: 35' (Deviation from 75')
- Side: 10'
- Rear: 35'

II. Buffers:

- North: 5' landscaped buffer screening the parking lot and fulfilling the standards set forth in Chapter 10, Article II, Section 10-26 of the LDRS.
- South: 5' Planted landscape buffer fulfilling the standards set forth in Chapter 10, Article II, Section 10-26 of the LDRs.
- East: 5' Planted landscape buffer fulfilling the standards set forth in Chapter 10, Article II, Section 10-26 of the LDRs.
- West: 5' Planted landscape buffer fulfilling the standards set forth in Chapter 10, Article II, Section 10-26 of the LDRs.

A 6' opaque fence shall be installed on the perimeter of the property abutting the residential neighborhoods and PDP(SU). The required greenery shall be installed on the side of the fence that faces the adjacent property at the conclusion of construction.

Buffer fencing – If a fence is used, the greenery shall be installed on the side of the fence that faces the adjacent property at the conclusion of construction.

- C. Landscaping: Landscaping for the parcel shall be installed according to the Hernando County Development Regulations.

3. **Environmental:**

A.

- B. **Required Open Space:** The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.

**REQUIRED NATURAL VEGETATION**

Article II, Section 10-28 (2). Preserved natural vegetation and/or planted native vegetation shall be provided per the following standard. The county administrator or designee may grant deviations to this standard if changes in elevation or other conditions preclude meeting this standard.

Vegetated buffers shall remain undisturbed, apart from the removal of invasive species or dead trees. Buffers may not include any stormwater management facilities or drainage retention areas.

- C. Natural vegetation is to be retained in the buffers and enhanced with trees and vegetation to meet 80% opacity requirement within 12 months.

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

- D. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for required plantings and buffers, as applicable.

The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ Program information and encourage the use of the principles, techniques, and landscaping recommendations. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

**4. Engineering:**

- A. The petitioner shall work with the County Engineer to accommodate any sidewalk and frontage road requirements.
- B. Traffic Access Analysis will be required upon any business occupying building that generates 50 or more Peak Hour trips. Refer to Hernando County Facility Design Guideline IV-18.
- C. Driveway design, parking lot spaces, and ADA (Disabled Parking) spaces shall meet County Standards.

**5. Utilities:**

- A. A utility capacity analysis shall be performed at the time of vertical construction.
- B. The development shall connect to the central water and sewer systems at time of vertical construction.

**Please note:** Availability of existing water, sewer, and reclaimed water capacity is dependent on the engineer's estimated flows for the proposed development. Existing utility infrastructure may require upgrades to supply service to the proposed development. Complete a Utilities Capacity Request form located on HCUD's Engineering website and submit with a proposed site plan for capacity inquiries.

**\*\*UTILITY LOCATION DOES NOT GUARANTEE CAPACITY\*\***

- 6. The dumpster enclosure shall be located along the south side of the project.
- 7. The veterinary clinic use shall be the only use permitted to operate 24 hours and customer main access shall be limited to the south side of the building.
- 8. The petitioner shall provide a revised plan in compliance with all 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.