

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 10, 2023
Board of County Commissioners: August 8, 2023

APPLICANT: Carlo Zarcone

FILE NUMBER: H-23-15

REQUEST: Rezoning from C-1 (General Commercial), C-2 (Highway Commercial) and PDP(SF)/ Planned Development Project (Single Family) to PDP(REC)/ Planned Development Project (Recreational) with Deviations

GENERAL LOCATION: East side of Shoal Line Boulevard, approximately 760' south of Hermosa Boulevard

PARCEL KEY NUMBERS: 162335, 162344, 162353, 162362, 162371

APPLICANT'S REQUEST:

The applicant is requesting a rezoning from C-1 (General Commercial), C-2 (Highway Commercial) and PDP(SF)/ Planned Development Project (Single Family) to PDP(REC)/ Planned Development Project (Recreational) with deviations to develop a Recreational Vehicle (RV) Resort. The site is currently utilized for automotive repairs and towing and vehicle storage.

The subject site consists of five (5) parcels plus an intervening County-owned parcel utilized as a drainage easement. The petitioner seeks no development on the county owned parcel and has received permission to provide access through said parcel.

The subject site has an existing 6,000 square building. The proposed development will consist of 18 RV pads, 6 conversion van sites and 5 camping sites. Office and amenities will be provided from the existing 6,000 square building. Amenities will include:

- Bathhouse
- Recreational center
- Pavilion
- Fire pit area
- Dog walk.

Each of the RV spaces will be separated by planted vegetation and privacy fence and landscape will be provided along Shoal Line Boulevard.

Deviations Requested

Due to the nature of the PDP(REC)/ Planned Development Project (Recreational), the following deviations are being requested:

- Lot Size: 20'x50'; 1,000 square feet (deviation from 40'x40'; 2,800 square feet)
- Minimum Development Area: 1.75 acres (deviation from 10.0 acres)
- Perimeter Buffer: 5' (deviation from 25') This due to site constraints
- Density: 16.57 units per gross acre (deviation from 11 units)

SITE CHARACTERISTICS:

Site Size: 1.75 acres

Surrounding Zoning & Land Uses:

North: C-2; Storage
South: C-1; Restaurant
East: CV; Canal, SWFWMD Property
West: PDP(MF); Undeveloped

Current Zoning: C-1 (Commercial), C-2 (Commercial) and PDP(SF)/ Planned Development Project (Single Family)

Future Land Use Map Designation: Commercial

ENVIRONMENTAL REVIEW:

Soil Type: Udalfic Arents-Urban Land Complex

Hydrologic Features: There are no hydrologic features (sinkholes, karst sensitive areas, or wetlands) present on this parcel.

Protection Features: There are no Protection Features (Special Protection Areas (SPAs) or Wellhead Protection Areas (Wellhead Protection Area (WHPA)) on this site.

Habitat: Developed properties shown as commercial and services 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: 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.

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

The petitioner is proposing planting noninvasive bamboo as a visual buffer along Shoal Line. Although there are noninvasive bamboo species, the petitioner will be required to plant bamboo as determined by the IFAS Assessment. Further, any bamboo shall be planted in pots or with plant barriers.

Flood Zone: AE

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) has indicated they currently supply water and sewer service to one of the parcels within the proposed development - Parcel Key 162371. HCUD has no objection to the requested zoning change subject to a sewer capacity analysis and connection to the central water and sewer systems at time of project construction.

ENGINEERING REVIEW:

The subject site is located on the east side of Shoal Line Boulevard, approximately 760' south of Hermosa Boulevard. The petitioner is proposing one full access at the entrance of the resort (south) and a one-way only exit along the north. The County Engineering Department has reviewed the proposed rezoning and indicated the following:

- These parcels are located within Flood Zone “AE (El. 12)” and are located landward of the Limit of Moderate Wave Action (LiMWA).
- Development must meet the flood zone construction requirements for that Zone.
- The site is within an open drainage basin and must meet Hernando County Facility Design Guidelines and Southwest Florida Water Management District Environmental Resource Permit design requirements.
- Commercial driveway connections shall meet Hernando County Commercial Driveway standards. Refer to Hernando County Facility Design Guideline IV-25.
- The Department of Public Works Engineering has concerns of traffic operations at site. Applicant to demonstrate functionality of traffic operations at the time of development.
- The parking lot layout is required to meet county standards. Refer to Hernando County Facility Guidelines IV-28.
- A Turning Template is required to show that Fire Apparatus has proper access to maneuver into and out of the site at the time of development.

- This project will be required to provide disabled accessibility (ADA).
- Shoal Line Boulevard is a collector road; a sidewalk is required along the entire frontage of the project. A sidewalk is also required to connect the building to the sidewalk along Shoal Line Boulevard.

LAND USE REVIEW:

Setbacks and Lot Sizes

Minimum Building Setbacks:

- Front: 20'
- Side: 15'
- Rear: 8'
- Lot Size: 20'x50'; 1,000 square feet (deviation from 40'x40'; 2,800 square feet)

Maximum Occupancy Requirements

County LDR requirements indicate that no occupancy shall exceed 180 days and no permanent units shall be permitted within the R-C/Recreation district.

Comments: The petitioner is proposing to utilize the existing 6,000 square foot building for the resort's recreation center and offices. Staff is amenable to the existing structure.

Buffers

The petitioner is proposing planting noninvasive bamboo as a visual buffer along Shoal Line. Although there are noninvasive bamboo species, the petitioner will be required to plant bamboo as determined by the IFAS Assessment. Such bamboo shall be planted in pots or with plant barriers to prevent any potential expansion/spreading of the bamboo.

COMPREHENSIVE PLAN REVIEW:

The area is characterized by properties with commercial zoning. The subject site is located within the Commercial Land Use designation on the County's adopted Comprehensive Plan.

Future Land Use Element

Land Use Compatibility

Objective 1.10B:

The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(2): Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

Strategy 1.10B(3): Protect existing and future residential areas from encroachment of incompatible uses that are destructive to the character and integrity of the surrounding residential area.

Recreational Vehicles
Strategy 1.04B(10):

Recreational vehicle parks are appropriate in the Residential, Commercial and Rural Future Land Use Categories and should be directed to areas containing tourist attractions or natural resources. Recreational vehicle parks shall have access to arterial or collector roads.

Comments: PDP(Recreation)/Planned Development Project (Recreation) is permitted in all zoning districts with appropriate performance conditions. The proposed use meets the location criteria of Strategy 1.04B(10) and is compatible with the surrounding area and not adverse to the public interest.

FINDINGS OF FACT:

A rezoning from C-1 (General Commercial), C-2 (Highway Commercial) and PDP(SF)/ Planned Development Project (Single Family) to PDP(REC)/ Planned Development Project (Recreational) with Deviations is appropriate based on the following:

1. The proposed deviations are justified.
 - Lot Size: 20'x50'; 1,000 square feet (deviation from 40'x40'; 2,800 square feet)
 - Minimum Development Area: 1.75 acres (deviation from 10.0 acres)
 - Perimeter Buffer: 5' (deviation from 25') This due to site constraints
 - Density: 16.57 units per gross acre (deviation from 11 units)

2. The proposed master plan is consistent with the Comprehensive Plan and is compatible with the surrounding area.

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 to Rezoning from C-1 (General Commercial), C-2 (Highway Commercial) and PDP(SF)/Planned Development Project (Single Family) to PDP(REC)/Planned Development Project (Recreational) with Deviations and 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. The petitioner shall be responsible for a sewer capacity analysis and connection to the central water and sewer systems at time of project construction.
3. Minimum Building Setbacks:
 - Front: 20'
 - Side: 15'
 - Rear: 8'
 - Lot Size: 20'x50'; 1,000 square feet
(Deviation from 40'x40'; 2,800 square feet)
4. The minimum 25' landscape buffer shall be waived; however, buffers along Shoal Line Boulevard shall meet the minimum commercial buffer requirements of 5'.
5. The development size shall be permitted at a minimum of 1.75 acres (Deviation from 10.0 acres).
6. 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.
7. Invasive plant species if present shall be removed during the development process.
 8. The petitioner is proposing planting noninvasive bamboo as a visual buffer along Shoal Line. Although there are noninvasive bamboo species, the petitioner shall be required to plant bamboo as determined by the IFAS Assessment and bamboo shall be planted in pots or with plant barriers.
 9. Commercial driveway connections shall meet Hernando County Commercial Driveway standards.
 10. The petitioner shall coordinate the functionality of traffic operations at the time of development.
 11. The parking lot layout shall meet county standards.
 12. A Turning Template will be required to show that Fire Apparatus has proper access to maneuver in and out of the site at the time of development.
 13. This project will be required to provide disabled accessibility (ADA).
 14. A sidewalk shall be required along the entire frontage Shoal Line Boulevard. Sidewalk shall be required to connect to the building from Shoal Line Boulevard.
 15. No permanent attachments shall be permitted on RV's.
 16. The maximum stay shall be 180 days per County LDRs.
 17. No permit structure shall be permitted within the County owned parcel. Access across the parcel shall be permitted and coordinated with County Engineer.
 18. 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.