

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 12, 2022
Board of County Commissioners: October 11, 2022

APPLICANT: Continental 682 Fund LLC

FILE NUMBER: H-22-44

REQUEST: Master Plan Revision on Property Zoned PDP(MF)/Planned Development Project (Multifamily) with Deviations

GENERAL LOCATION: West side of Trillium Boulevard, approximately 1,300' north of County Line Road

PARCEL KEY NUMBERS: 1664434

APPLICANT'S REQUEST:

The subject development has been approved for 400 total multifamily units (H-05-91) which is vested by a development agreement (attached).

On October 12, 2021, the Board of County Commissioners approved a master plan revision to reduce the minimum unit size from 600 to 500 square feet and increase the maximum number of units per building from 12 to 24.

The petitioner's current request is to:

- Increase the number of units on the site from 400 to 540.
- Increase the number of units per building from 24 to 28
- Remove the requirement for the opaque fence adjacent to Trillium and replace with a 25' vegetated buffer
- Install a 2-panel monument sign at 64 square feet of total sign area on each side on a 5' base to allow for one sign panel for each multifamily community.

These revisions will allow the petitioner to build out the remainder of the site and create a second multifamily apartment community,

An amendment to the Development Agreement for this site shall be presented to the Board of County Commissioners for approval addressing the increase in overall project density and its impacts to transportation concurrency.

SITE CHARACTERISTICS:

Site Size: 36.8 acres

Surrounding Zoning & Land Uses: North: PDP/SF; Trillium single family subdivision
South: PDP/SF; new single-family subdivision under development
East: PDP/SU; landscape easement, Trillium Boulevard
West: NA; Suncoast Parkway

Current Zoning: PDP/MF (Planned Development/Multi Family)

Future Land Use Map Designation: Residential

ENVIRONMENTAL REVIEW:

Soils Masaryk Very Fine Sand/0-5% slopes

Protection Features: The property does not contain Special Protection Areas (SPAs) or archaeological/historical sites. It is within a Class 2 WHPA. Site falls within Weeki Wachee Priority Focus Area for the BMAP

Habitat: Improved pasture according to FWC CLC (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with Fish and Wildlife data).

Water Quality Review: This project is located within the Weeki Wachee Priority Focus Area identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System. Implementation of Florida Friendly Landscaping™ principles, techniques, and materials are designed to conserve water and reduce pollutant loading to Florida’s waters.

Flood Zone: X

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. There is an existing 8-inch water main that runs along Arbors Edge Drive. There is an existing 6-inch sewer force main that

runs along the western border of Parcel Key #1794810, as well as a manhole with a 6-inch sewer force main stub out on the frontage road to the south (currently under construction).

HCUD has no objection to the requested PDP(MF) Master Plan amendment to allow an increase in multi-family residential units from 400 to 540, pending a utility capacity analysis and connection to the central water and sewer systems at time of vertical construction.

ENGINEERING REVIEW:

The County Engineer has reviewed the petitioner’s request and has the following comments:

- The petitioner shall submit a revised Traffic Access Analysis as part of the agreement review process.
- Signage on Tract J must comply with permitting requirements and signage easement restrictions as recorded in ORB 3250 PG 1880, as shown on Suncoast Landing Phase 1 Plat.
- The petitioner must provide most recent approved Master Plan (H- 21-46); The Master Plan (H-05-91) submitted with application is outdated.

LAND USE REVIEW:

Residential Standards:

The petitioner is requesting the following deviations from Appendix A (Zoning), Article IV (Zoning District Regulations), Section 2 (Residential Districts):

- Maximum number of units attached: 28 (Deviation from 12; previously approved for 24)

Total Number of Units:

The petitioner has requested an increase the number of units on the site from 400 to 540.

Buffers:

The petitioner has requested to remove the requirement for the opaque fence adjacent to Trillium and replace with a 25' vegetated buffer

Signage:

Install a 2-panel monument sign at 64 square feet of total sign area on each side on a 5' base to allow for one sign panel for each multifamily community.

COMPREHENSIVE PLAN REVIEW:

The subject site is in the Residential Future Land Use classification. The proposed use is consistent with this classification.

FINDINGS OF FACT:

A request for a Master Plan modification on Property Zoned PDP(MF)/Planned Development Project (Multifamily) with deviations is appropriate based on consistency with the County's adopted Comprehensive Plan compatibility 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(MF)/Planned Development Project (Multifamily) with Deviations and the following performance conditions.

1. Maximum number of units – 540
2. Maximum number of units per building – 28 (Deviation from 12)
3. The petitioner shall provide a 25' vegetated buffer along the boundary adjacent to the Trillium Community, with one evergreen tree and two shrubs planted every 30' on center. This buffer shall be its own tract, owned and maintained by the management company for the development and shall be preserved or enhanced to 80% opacity within three years of site plan development.
4. The petitioner shall submit a revised Traffic Access Analysis as part of the agreement review process.
5. Signage on Tract J must comply with permitting requirements and signage easement restrictions as recorded in ORB 3250 PG 1880, as shown on Suncoast Landing Phase 1 Plat.

All other previous performance conditions from H0591 and modified by H2146 not modified through this Master Plan Revision remain in full force and effect.