

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 31, 2022
Board of County Commissioners: November 8, 2022

APPLICANT: Pace Center for Girls, Inc

FILE NUMBER: H-22-70

REQUEST: Establish a Master Plan on Property Zoned PDP(OP)/Planned Development Project (Office Professional) to Include an Educational Facility

GENERAL LOCATION: Southeast corner of Landover Boulevard and Chalmer Street

PARCEL KEY NUMBERS: 298788, 555900, 556071, 556062

APPLICANT'S REQUEST:

On November 9, 2005, the Board of County Commissioners approved a rezoning on the subject sites for PDP(OP)/Planned Development Project (Office Professional) for a ten (10) building, 25,404 square foot office professional complex. Since its approval no development has occurred and the previously approved master plan as expired.

The petitioners current request is to establish a Master Plan on the subject site for office professional to include an educational facility. The request will allow for a 12,265 square foot all girl private school. The school is a gender-responsive prevention program for girls between the ages of 11-18 and specializes in education, counseling, training and advocacy. The proposed business hours will be 8:00 AM to 4:00 PM weekdays and the number of employees would be approximately 13, with a maximum of 50 students.

SITE CHARACTERISTICS:

Site Size: 3.04 Acres

Surrounding Zoning & Land Uses:

North: PDP(MF); Duplex, Triplex
South: PDP(OP); Office Uses
West: PDP(MF); Undeveloped
East: PDP(MF); Duplexes

Current Zoning: PDP(OP)/Planned Development Project (Office Professional)

Future Land Use

Map Designation: Residential

Flood Zone: X

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand

Protection Features: The property does not contain WHPAs, SPAs, wetlands, or archaeological/historical sites according to County data resources.

Habitat: Property is vacant, longleaf pine and laurel oak identified as sandhill according to FWC CLC (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data) mapping. It is also identified as strategic conservation habitat by FWC. Candler Fine Sand provides habitat suitable for gopher tortoises, a listed species, and associated commensal species. Gopher tortoises are present according to the narrative.

Comments: A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.

Water Quality: This project is located within the Weeki Wachee Priority Focus Area identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System. Florida Friendly Landscaping™ Program and materials are designed to address and help reduce nutrient pollution.

Flood Zone: X

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to these parcels. There are existing 6-inch water mains that run along the north side of Chalmer Street and the east side of Portillo Road, and an existing 8-inch water main that runs along the east side of Landover Boulevard. There are existing 8-inch sewer gravity mains that run in Landover Boulevard, Chalmer Street and Portillo Road. HCUD has no objection to the petitioner's request, subject to a utility capacity analysis and connection to the public water and sewer systems at time of vertical construction.

ENGINEERING REVIEW:

The subject site is located on the southeast corner of Landover Boulevard and Chalmer Street. The petitioner has indicated a single access to Chalmer Street for the proposed project. The County Engineer has reviewed the rezoning request and has the following comments:

- The petitioner must provide Trip Generation for the proposed project, to include the number of children and the number of employees along with the appropriate Land Use Code. Depending on the results, a Traffic Access Analysis may be required to be submitted. Refer to Hernando County Facility Design Guideline IV-18.
- Any future vertical construction will require a new review of the trip generation and traffic access analysis requirements.
- Each phase of development to include the previous traffic access analysis data.
- The sites internal circulation and stacking will be reviewed upon submittal of construction drawing.
- The driveway and parking lot, to comply with the requirements of Hernando County Facility Design Guideline IV-25.
- A right-of-way use permit is required for any driveway connection or work in the County's right-of-way.

LAND USE REVIEW

Proposed Minimum Setbacks

- Chalmer Street: 35'
- Landover Boulevard: 50'
- Portillo Road: 35'
- Rear (Lot 2): 20'
- Rear (Lot 17): 35'

Comments: All rear building setbacks shall be 35'.

Buffer

The petitioner is proposing a 5' landscape separation strip from adjacent residential areas. Additionally, the property will be permanently screened with fencing between 5-8 feet in height.

Comment: The petitioners proposed buffer and screening is adequate for the proposed use and the surrounding area.

Parking

The petitioner is proposing a maximum 50 student facility with 13 staff members. The minimum land development regulations (LDRs) would require 1.0 parking space per staff plus 3 spaces for visitor parking.

Comment: Based on the proposed student and staff population, 16 spaces will be required. Due to the overall scope of the school and programs, the petitioner is proposing 40 parking spaces.

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.

Landscaping

The petitioner must meet the minimum recommendations of the Florida Yards & Neighborhoods (FYN) Program for design techniques and principles for all required landscaping.

An Educational Facility is an allowable special exception use in any zoning category provided the appropriate land use approvals are obtained. A special exception use permit shall be granted only for those buildings, uses, and accessory buildings specifically indicated by the Commission.

COMPREHENSIVE PLAN REVIEW:

The subject site is in the Residential Land Use category on the County's adopted Comprehensive Plan. The area is characterized by office professional and multifamily uses and is near Springstead High School.

Future Land Use Element

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 1.04A(13): Public and private educational facilities shall be an allowable use in all land use categories subject to the applicable land development regulations.

Comment: The proposed educational facility is an allowable use in the Residential Land Use category. Furthermore, educational facilities are permitted in all zoning districts as a special exception with appropriate performance conditions. The use can be allowed through the Planned Development process.

FINDINGS OF FACT:

The request to establish a Master Plan on property zoned PDP(OP)/Planned Development Project (Office Professional) to Include an Educational Facility is appropriate based on consistency with the Comprehensive Plan and compatibility

with the County's Land Development Regulations subject to compliance with all recommended performance conditions herein.

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 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 Establish a Master Plan on Property Zoned PDP(OP)/Planned Development Project (Office Professional) to include an Educational Facility and 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. Any onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential uses.
3. A comprehensive wildlife survey shall be updated in order to identify any listed species present on the property. A Florida Fish and Wildlife Conservation Commission (FWC) permit will be required prior to site alterations. The petitioner is required to comply with all applicable FWC regulations.
4. The petitioner shall meet the minimum recommendations of the Florida Yards & Neighborhoods (FYN) Program for design techniques and principles for all required landscaping.
5. Connection to the central water and sanitary sewer system will be required at the time of vertical construction.
6. Minimum Building Setbacks:
 - Chalmer Street: 35'
 - Landover Boulevard: 50'

- Portillo Road: 35'
 - Rear (Lot 2): 35'
 - Rear (Lot 17): 35'
7. A 5' landscape buffer shall be provided along all road frontage and a 6' high opaque fence shall be provided along the rear of the property.
 8. The petitioner shall provide Trip Generation for the proposed project, to include the number of children and the number of employees along with the appropriate Land-Use Code. Depending on the results, a Traffic Access Analysis may be required to be submitted. Refer to Hernando County Facility Design Guideline IV-18. Any future vertical construction will require a new review of the trip generation and traffic access analysis requirements. Each phase of development shall include the previous traffic access analysis data.
 9. Internal circulation and stacking will be reviewed during the construction drawing stage of development.
 10. Driveways and parking lot, to comply with the requirements of Hernando County Facility Design Guideline IV-25.
 11. A right-of-way use permit is required for any driveway connection or work in the County's right-of-way.
 12. 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.