

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: November 4, 2024  
Board of County Commissioners: December 17, 2024

**APPLICANT:** Bobby Eaton Probuilt U.S. Inc

**FILE NUMBER:** H-24-47

**REQUEST:** A Master Plan for property zoned PDP(HC)/Planned Development Project (Highway Commercial) with deviations

### GENERAL

**LOCATION:** West side of Air Commerce Boulevard, between Spring Hill Drive and Helicopter Drive

**PARCEL KEY:** 1487466

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### APPLICANT'S REQUEST:

The petitioner is requesting a Master Plan on property zoned PDP(HC)/Planned Development Project (Highway Commercial) with deviations. The petitioner is proposing two (2) buildings for up to 35,000 square feet of commercial/office and warehouse space for use by multiple tenants.

#### Requested Deviations:

1. Westside Setback: 10' (Deviation from 20')
2. Maximum Height Deviation: 60' (deviation from 35')
3. Buffer Deviation: 5' (Deviation from 10')

### SITE CHARACTERISTICS:

**Site Size:** 4.40 acres

#### **Surrounding Zoning & Land Uses:**

North: PDP(PSF) FDOT & FDOC Use (Road Prison)  
South: PDP(AF); Air National Guard  
East: PDP(HC); Warehouse  
West: PDP(CP)(HC); Shopping Plaza

**Current Zoning:** PDP(HC)/Planned Development Project (Highway Commercial)

**Future Land Use  
Map Designation:** Airport Planned Development District

**ENVIRONMENTAL REVIEW:**

**Soil Type:** Masaryk Very Fine Sand

**Habitat:** Undeveloped properties shown as successional hardwood forest 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.

**Comments:** Masaryk Very Fine Sand provides habitat suitable for gopher tortoises and commensal species. A comprehensive wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.

**Hydrologic Features:** The property does not contain any wetlands, Wellhead Protection Area (WHPA) or Special Protection Areas (SPA), according to County data resources.

**Comments:** This project is located within the Weeki Wachee Basin identified by FDEP as contributing nutrients to the Weeki Wachee Riverine System.

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

**AIRPORT REVIEW:**

As part of the approval that the petitioner must demonstrate satisfactory compliance with federal aviation regulation's part 77 and Federal Aviation Administration "Advisory Circular (AC) 70/7460-1J" regarding Obstruction Marking and Lighting. An Avigation Easement shall be provided by the petitioner to the Hernando County Airport.

**UTILITIES REVIEW:**

Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel; however, water and sewer service are available to this parcel.

**Comments:** HCUD has no objection to the request. A utility capacity analysis and connection to the central water and sewer systems at time of vertical construction

## ENGINEERING REVIEW:

The subject site is located on the west side of Air Commerce Boulevard, between Spring Hill Drive and Helicopter Drive. The petitioner has indicated access from Helicopter Drive. The County Engineer has reviewed the petitioners' request and indicated the following:

- Traffic Access Analysis may be required, any improvements identified by analysis will be the responsibility of the developer to install.
- Air Commerce Boulevard may be required to be brought up to a Major Local/Commercial Roadway.
- Parking spaces, drive aisles, signage and pavement markings and driveway connections will need to meet County Standards.
- A sidewalk shall be installed on Spring Hill Drive for the entire frontage.
- A sidewalk connection is needed to connect the buildings to the sidewalk on Spring Hill Drive.
- Project may consider adding a Transit stop with amenities. Note: Helicopter Drive is located within the parcel site and may require future improvement(s)
- FDOT access management permit required.
- FDOT drainage permit may be required.

## LAND USE REVIEW:

### Minimum Building setbacks

North (Spring Hill Drive):	75'
South (Helicopter Drive):	25'(Deviation from 35')
East (Air Commerce Drive):	50'
West:	10'(Deviations from 20')

### Building Height

The petitioner is proposing a maximum height of 60' for the development.

**Comments:** Although the commercial zoning district permits structure heights of 60', the proposed development shall coordinate its height with the Airport to ensure no flight path conflicts.

### Parking

County LDRs require minimum off-street parking ratios based on the type of use. If the master plan is approved, the petitioner shall be required to meet the minimum parking requirements of the Land Development Regulations.

**Landscaping:**

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.

**Buffers**

A minimum of a ten (10') foot landscape strip shall be installed along all street property lines, exclusive of driveways. When the ten (10') foot landscape strip occurs between a parking area or vehicle maneuvering or loading area and the street landscape shrub screen of at least thirty (30%) percent opaqueness and a minimum of four (4) feet in height within one year after installation is required. Mature trees at a maximum spacing of twenty (20') feet may be substituted for or combined with the shrub screen. This landscaping may be calculated as part of the thirty (30%) percent of the landscaping requirement.

**Comments:** The petitioner is proposing a deviation from 10' to a 5' vegetative buffer around the property.

**Lighting:**

County LDRs require lighting that enhances the visual impact of the project on the community and specifically addresses 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 uses.

**COMPREHENSIVE PLAN REVIEW:**

**Objective 1.05B:** The Airport Planned Development District (Airport PDD) is created to facilitate maximum utilization of the Brooksville Tampa Bay Regional Airport as a center for aviation and aviation related uses, industrial and business park uses and the development of private lands in support of an employment center.

**Strategy 1.05B(1):** The Airport PDD includes both public and privately owned lands. Primary uses allowed include a mixture of aviation, commercial, industrial, and public facilities. Recommended uses for publicly owned airport properties are guided by the Airport Master Plan for the Brooksville-Tampa Bay Regional Airport, as updated from time to time

**Strategy 1.05B(7):** Commercial and industrial development must be compatible with airport operations and other airport activities. Industrial

development shall generally be encouraged and incentivized over commercial for the purpose of protecting the employment base of the Airport PDD.

**Comments:** The subject site is located within the Airport Corporate Park and the Airports adopted Master Plan. The proposed uses are compatible with the surrounding area and consistent with the Airport PDD goal cluster in the Comprehensive Plan.

**FINDING OF FACTS:**

A Master Plan for property zoned PDP(HC)/Planned Development Project (Highway Commercial) with deviations is appropriate based on the following:

The proposed development is compatible with the surrounding area and consist with the Comprehensive Plan.

**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's 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 on property zoned PDP(HC)/Planned Development Project (Highway Commercial) with deviations 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. Minimum Building setbacks

North (Spring Hill Drive):	75'
South (Helicopter Drive):	25'(Deviation from 35')
East (Air Commerce Drive):	50'

West: 10'(Deviations from 20')

3. The petitioner shall coordinate the height of all proposed structures with the Airport.
4. The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications for design techniques, principles, materials, and plantings for required landscaping.
5. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.
6. A Traffic analysis is required at the time of development. Any improvements identified by the Traffic Access Analysis shall be the responsibility of the developer.
7. The Internal Roadway shall be a Major Local / Commercial and could be a Collector depending on the number of trips associated with this project.
8. The petitioner shall add Transit stop with Amenities.
9. The petitioner shall be required to make any future improvements to Helicopter Drive as it is located within the parcel.
10. The petitioner shall be required to construct the driveway connection to meet FDOT standards.
11. The petitioner shall provide parking spaces (including Disabled parking spaces), drive aisles, signage and pavement markings will need to meet County Standards.
12. The petitioner shall be required to install a sidewalk connection to connect the buildings to the sidewalk on Spring Hill Drive.
13. The petitioner shall be required to install a sidewalk along Spring Hill Drive for the entire property frontage may be required by FDOT
14. The petitioner shall have to conduct a utility capacity analysis and connection to the central water and sewer systems at the time of vertical construction.
15. A comprehensive wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations.
16. The petitioner shall demonstrate satisfactory compliance with federal aviation regulation's part 77 and Federal Aviation Administration "Advisory Circular (AC) 70/7460-1J" regarding Obstruction Marking and Lighting.

17. An Avigation Easement shall be provided by the petitioner to the Hernando County Airport.
18. The petitioner shall provide a master 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.