

December 16, 2010

**MEMORANDUM**

**P.D.-132**

**TO:** See Distribution List

**VIA:** Ronald F. Pianta, AICP, Planning Director

**FROM:** Omar De Pablo, Planner II  
Department of Planning

**SUBJECT: Results from the December 14, 2010, Board of County Commissioners Meeting**

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On December 14, 2010, the Hernando County Board of County Commissioners held a duly advertised public hearing to consider advertised request(s) for changes in zoning. The following attachment(s) reflect the action(s) of the Board of County Commissioners at that scheduled public hearing:

**DISTRIBUTION:** Applicant  
Applicant's File  
PD File  
Planning Department Website

**BOARD OF COUNTY COMMISSIONERS' MEETING RESULTS, DECEMBER 14, 2010, PAGE 2**

**APPLICANT:** Hernando County Board of County Commissioners

**FILE NUMBER:** H-10-22

**PURPOSE:** Revision to a previously approved Public Service Facility Overlay District for a Health Department Facility

**GENERAL**

**LOCATION:** North side of Forest Oaks Boulevard, approximately 2,300' east of US Hwy 19

**LEGAL**

**DESCRIPTION:** Lot 4, Forest Oaks Commercial Center III, according to the plat thereof recorded in Plat Book 21, Pages 22 and 23, Public Records of Hernando County, FL, and portions of Section 15, Township 23 South, Range 17 East, Hernando County, FL

**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 for a modification to an existing Public Service Facility Overlay District for a Health Department facility with performance conditions.

**P&Z ACTION:**

The Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a modification to an existing Public Service Facility Overlay District for a Health Department facility with the following unmodified performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The following previous performance conditions (H-09-26) shall remain in full force and effect.
  - All structures shall be located a minimum of 50' from all perimeter property lines.
  - Access shall be as indicated on the master plan and shall be coordinated with the County Engineer. Any required access improvements shall be the responsibility of the petitioner.
  - The Health Department facility shall be limited to a maximum of 50,000 square feet for the site, and shall be limited to two (2) stories in height.
  - An additional 20,000 square feet shall be permitted for future expansion to the Health Department facility.

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- A 10' landscape buffer enhanced to 80% opacity shall be provided along Forest Oaks Boulevard and a 5' landscape buffer shall be provided along the west property boundary of the Health Department facility. The existing wall along the north of the site shall remain and 8' high trees, at the time of planting, shall be placed on the north side of wall.
  - The Health Department facility shall comply with the County's LDR minimum design requirements for commercial development.
  - The development of the Health Department facility shall comply with the requirements of Spring Hill Fire and Rescue pertaining to fire protection and fire safety.
3. All onsite lighting for the Health Department facility shall provide for full cutoff fixtures and retain all light on site to prevent any light spillage into neighboring residential uses.

**BCC ACTION:**

The Board of County Commissioners voted 5-0 to adopt Resolution #2010- 185 approving the petitioner's request for a modification to an existing Public Service Facility Overlay District for a Health Department facility with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The following previous performance conditions (H-09-26) shall remain in full force and effect.
  - All structures shall be located a minimum of 50' from all perimeter property lines.
  - Access shall be as indicated on the master plan and shall be coordinated with the County Engineer. Any required access improvements shall be the responsibility of the petitioner.
  - The Health Department facility shall be limited to a maximum of 50,000 square feet for the site, and shall be limited to two (2) stories in height.
  - An additional 20,000 square feet shall be permitted for future expansion to the Health Department facility.
  - A 10' landscape buffer enhanced to 80% opacity shall be provided along Forest Oaks Boulevard and a 5' landscape buffer shall be provided along the west property boundary of the Health Department facility. The existing wall along the north of the site shall remain and 8' high trees, at the time of planting, shall be placed on the north side of wall.

- The Health Department facility shall comply with the County's LDR minimum design requirements for commercial development.
  - The development of the Health Department facility shall comply with the requirements of Spring Hill Fire and Rescue pertaining to fire protection and fire safety.
3. All onsite lighting for the Health Department facility shall provide for full cutoff fixtures and retain all light on site to prevent any light spillage into neighboring residential uses.

**NOTE: PLEASE NOTE THAT DEVELOPMENT ACTIONS TAKEN IN RELIANCE ON THIS ZONING APPROVAL MUST BE CONSISTENT WITH THE APPROVED MASTER PLAN, DEVELOPER'S NARRATIVE, DEVELOPER'S REPRESENTATIONS ON THE RECORD, AND THE APPROVAL CONDITIONS BY THE BCC.**

**BOARD OF COUNTY COMMISSIONERS' MEETING RESULTS, DECEMBER 14, 2010, PAGE 5**

**APPLICANT:** Hernando County Utilities Department

**FILE NUMBER:** H-10-21

**PURPOSE:** Public Service Facility Overlay District for a Booster Pump Station

**GENERAL**

**LOCATION:** East side of Suncoast Boulevard, approximately 975' north of County Line Road

**LEGAL**

**DESCRIPTION:** A portion of Section 35, Township 23 South, Range 17 East, Hernando County, FL

**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 for a Public Service Facility Overlay District for a Booster Pump Station with performance conditions.

**P&Z ACTION:**

The Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Public Service Facility Overlay District for a Booster Pump Station with following unmodified 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. All structures shall be located a minimum of 50' from all perimeter property lines.
3. Access shall be as indicated on the master plan.
4. A 10' landscape buffer enhanced to 80% opacity shall be provided along Suncoast Boulevard and the facility shall be fenced with a 6' chain link fence.
5. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Further, copies of any required permits shall be provided prior to any site disturbance.
6. Any development in addition to the Booster Pump Station shall require an amendment to the Public Facility Overlay District.

**BCC ACTION:**

The Board of County Commissioners voted 5-0 to adopt Resolution #2010- 184 the petitioner's request for a Public Service Facility Overlay District for a Booster Pump Station with 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. All structures shall be located a minimum of 50' from all perimeter property lines.
3. Access shall be as indicated on the master plan.
4. A 10' landscape buffer enhanced to 80% opacity shall be provided along Suncoast Boulevard and the facility shall be fenced with a 6' chain link fence.
5. The petitioner shall provide a wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Further, copies of any required permits shall be provided prior to any site disturbance.
6. Any development in addition to the Booster Pump Station shall require an amendment to the Public Facility Overlay District.

**NOTE: PLEASE NOTE THAT DEVELOPMENT ACTIONS TAKEN IN RELIANCE ON THIS ZONING APPROVAL MUST BE CONSISTENT WITH THE APPROVED MASTER PLAN, DEVELOPER'S NARRATIVE, DEVELOPER'S REPRESENTATIONS ON THE RECORD, AND THE APPROVAL CONDITIONS BY THE BCC.**

**APPLICANT:** Denice E. Hollingsworth

**FILE NUMBER:** RPVO-10-02

**PURPOSE:** Request relief from the provisions of the Riverine Protection Ordinance that requires a 15 foot buffer be retained adjacent to the wetlands

**GENERAL**

**LOCATION:** Palm Grove Colony Subdivision at Weeki Wachee

**LEGAL**

**DESCRIPTION:** Lot 67, Palm Grove Colony, Unit 3, as per plat thereof recorded in Plat Book 9, Page 102 of Public Records of Hernando County, Florida

**STAFF RECOMMENDATIONS:**

The property owner has agreed to mitigate the environmental impacts of the encroachment as follows:

1. The encroachment shall not exceed 600 Sq. Ft. in the buffer and the deck shall conform with the requirements of the Development Department's setback variance.
2. Two bio-swales will be constructed extending the length of both sides of the home. The swales will be 18 inches wide and 2 feet deep filled with pervious rock.
3. Supplementary gutters will be added to assure stormwater runoff is directed to the proposed bio-swales.
4. The Mud River and its system of canals is located within the Weeki Wachee Riverine system which is designated an Outstanding Florida Waterway (OFW) by the Florida Department of Environmental Protection (DEP); therefore, best management practices shall be followed. This will include implementation of the Florida Yards and Neighborhoods principles with minimal use of fertilizers, pesticides and herbicides. (Assistance can be obtained from the Hernando County Florida Yards and Neighborhoods Coordinator at 352-540-6230).
5. All improvements will require a final inspection and approval by the Planning Department.

It is recommended that the Board approve the variance to the Riverine Protection Ordinance Submitted by Denice E. Hollingsworth (RPOV 1002) subject to the mitigation measures as performance conditions.

**BCC ACTION:**

The Board of County Commissioners voted 5-0 to adopt Resolution #2010-186 approving a variance request to resolve a buffer encroachment governed by the County's Riverine Protection Ordinance (RPO) subject to the following recommended performance conditions:

**BOARD OF COUNTY COMMISSIONERS' MEETING RESULTS, DECEMBER 14, 2010, PAGE 8**

1. The encroachment shall not exceed 600 Sq. Ft. in the buffer and the deck shall conform with the requirements of the Development Department's setback variance.
2. Two bio-swales will be constructed extending the length of both sides of the home. The swales will be 18 inches wide and 2 feet deep filled with pervious rock.
3. Supplementary gutters will be added to assure stormwater runoff is directed to the proposed bio-swales.
4. The Mud River and its system of canals is located within the Weeki Wachee Riverine system which is designated an Outstanding Florida Waterway (OFW) by the Florida Department of Environmental Protection (DEP); therefore, best management practices shall be followed. This will include implementation of the Florida Yards and Neighborhoods principles with minimal use of fertilizers, pesticides and herbicides. (Assistance can be obtained from the Hernando County Florida Yards and Neighborhoods Coordinator at 352-540-6230).
5. All improvements will require a final inspection and approval by the Planning Department.