

STAFF REPORT

Planning & Zoning Commission: February 13, 2006

Local Planning Agency: March 15, 2006

Board of County Commissioners: March 15, 2006

Board of County Commissioners:

APPLICANT: 184 Stardust, LLC **FILE NUMBER:** CPAM-06-04

PURPOSE: Comprehensive Plan Amendment to amend the Future Land Use Map of the Hernando County Comprehensive Plan to change the category for the parcel from Mining to Rural and designate the parcel Rural Residential Overlay District

GENERAL

LOCATION: East side of Citrus Way (CR 491), north of Parsons Road

LEGAL

DESCRIPTION: A portion of Sections 6 and 7, Township 21 South, Range 19 East, Hernando County FL

FILE STATUS: All the requirements necessary to conduct the public hearing have been satisfied.

CITIZEN RESPONSE: FOR: 0 AGAINST: 0

STAFF FINDINGS:

In conjunction with CPAM 06-03, which creates the policy language and standards to allow a density bonus in the Rural Future Land Use Map (FLUM) category in exchange for the preservation of open space, the Applicant, 184 Stardust, LLC is proposing to change the FLUM category for an approximately 184 acre parcel of land, located east of CR 491, from Mining to Rural with a Rural Cluster Overlay designation.

Site Description

The subject site consists of approximately 184 acres located in northwestern Hernando County (Sections 6 and 7, Township 21 South, Range 19 East). The property is bordered on the west by CR 491, on the south by Parsons Road, and on the north and east by the Withlacoochee State Forest and vacant mining properties. The project area is located on the Brooksville Ridge, a physiographic province stretching south and north into Pasco and Citrus Counties, within that portion of the Ridge generally referred to as the Annutteliga Hammock. This portion of the Brooksville Ridge primarily consists of hardwood hammock, the western extreme of an area generally referred to as the Annutteliga Hammock. The hammock area is dominated by live oak, water oak, and laurel oak, with significant numbers of sweet gum, magnolia, bays, hickory and other hardwoods. The northern portion of the project site is wooded, with the southern two-thirds of the site substantially cleared for previous agricultural uses.

Project Description

The proposed project is located within a rural portion of Hernando County between two transitioning urban/suburban areas of Hernando and Citrus counties: Brooksville to the southeast and the Seville/World Woods/Sugarmill Woods planned developments to the west. The purpose of this proposed amendment is to accommodate clustered development on the subject site, while providing for significant vegetative and open space preservation in a manner that is unachievable through existing multi-acreage development regulations.

The project to be undertaken in conjunction with this text amendment proposes the development of 92 home sites on approximately 184 acres. However, the Planning Staff is recommending that the maximum density allowed in the standards contained in the companion amendment, CPAM 06-03, be no greater than .3 dwelling units per acre, which would reduce the overall density of what is being proposed with this amendment to 55 home sites. All development will be contained and clustered internal to the site, with at least 50 percent of the property to be maintained in natural vegetation and/or open space. Preservation of a portion of the northern wooded portion of the site, adjacent to the Withlacoochee State Forest, will provide for a greenbelt and wildlife preservation corridor between those lands and other State-owned lands to the west acquired in 1999 as part of the Conservation and Recreation Lands (CARL) program. Consisting primarily of hardwood hammock and wetlands, these properties are under the management of the Florida Fish and Wildlife Conservation Commission.

According to the Applicant's narrative, two changes to the Hernando County Future Land Use Map are requested in conjunction with the proposed text amendment. The first change is a modification from Mining to Rural for an approximately 184-acre site located east of CR 491 and north of Parsons Road. The second request is for application of the Rural Cluster Overlay designation, as proposed in the objective and policies of 1.01V, contained in companion CPAM 06-03, for the subject property. While the existing zoning and FLUM designation is Mining, the property has never been used for that purpose and is in an area generally depicted as rural in nature. The applicant is looking at three existing options:

- Seek a mining permit to utilize the property as a limerock mine
- Subdivide the property into 10 acre parcels under a Rural designation
- Cluster up to 18 units on the current acreage

Use of the property for mining purposes has been evaluated as a viable option, with additional adjacent lands designated Mining and in common ownership. Alternatively, development as a typical 10-acre subdivision could be successfully accomplished, but it reduces the County's ability to achieve or control meaningful levels of open space, habitat protection and/or greenway connectivity.

The applicant is instead interested in clustering their residential development and proposes to be the first property to seek designation as a Rural Clustering Overlay, as outlined above. The subject property is situated within an area of Hernando County that can reap positive benefits from the application of the proposed Rural Clustering Overlay designation on the property. In addressing the required factors to be met for application of the Overlay designation, a conceptual master plan is proposed that identifies and/or incorporate the following features:

- 1) 50% of land to be left in protected open space
- 2) Provision of a greenway between the C.A.R.L. property and the Withlacoochee State Forest
- 3) Use of aesthetically pleasing clustered development
- 4) Preservation of rural vistas along CR 491 and Parsons Road
- 5) Provision of walking trails
- 6) Proximity to arterial roadways
- 7) Preservation of a natural forested ecosystem
- 8) Preservation of listed species habitat

The description that follows is provided by the Applicant to demonstrate how the proposed project meets the criteria defined in the proposed policies contained in CPAM 06-03.

- 1) Percentage of land to be left in public open space – The proposed project site contains a total of 184 acres, with 92 single-family homes to be clustered on 92 acres of the site. The balance of the subject lands are to be preserved for conservation and passive recreation uses, which will provide the required 50% open space preservation consistent with the requirements of proposed Policy 1.01V(1).
- 2) Adjacency to public lands for greenways extension – The subject property is located directly adjacent to Withlacoochee State Forest lands on the north and to C.A.R.L. lands on the west. The site's northern parcel is heavily wooded and is currently identified on the County's Environmentally Sensitive Lands Acquisition list as a potential greenways connector between the two public properties. A significant portion of the northern parcel is proposed to be maintained as part of the on-site preservation. This will allow the northern parcel to serve and function as the envisioned greenway connector between the two public conservation lands.
- 3) Environmental sensitivity of the land – The subject property contains several of the environmental characteristics unique to this portion of the Brooksville Ridge, including rolling hills, a depressional feature and isolated wetlands. All of these are proposed to be preserved and incorporated into the site's design. As noted in item 2 above, the site includes land that has been identified for its environmental benefits as a wildlife corridor between existing public conservation lands.
- 4) Aesthetic nature of the clustered development – Residential uses to be developed on the site will be clustered and designed in such manner to take full advantage of and blend with the natural characteristics of the site. Project design requirements for architecture, landscaping and infrastructure will be established that are in keeping with the rural feel of the surroundings. Such requirements would address architectural design guidelines for structures, use and placement of native landscaping materials, narrower roadway widths or other methods to limit project infrastructure visibility.
- 5) Preservation of rural vistas – The project site is located in an area of rural lands with a mix of farms, ranches and smaller acreage lot development. Topography of the project site will

be used to advantage in situating the proposed residences to visually buffer them from surrounding lands. Development clustering on the property will be internal to the site to further reduce project visibility from adjacent properties and adjacent roadways, with additional screening to be provided if necessary.

- 6) Provision of trails or other recreational amenities – The nature of the proposed development anticipates greater use and enjoyment of trails and other outside recreational opportunities. As such, the developed residential portion of the project to provide internal pedestrian circulation via a pedestrian path system. This path system will be connected to the proposed walking trails within the open space areas of the project, with potential connection points to the adjacent public lands. Other recreational amenities that would complement and cater to the site’s location proximate to the adjacent public lands will be considered for incorporation into the project.
- 7) Preservation of historical or archaeological sites – No historical or archeological resources are found on the site.
- 8) Preservation of natural forested ecosystems – As noted previously under items 2 and 3 above, the northern portion of the property is located directly adjacent to the Withlacoochee State Forest and C.A.R.L. properties and has been identified for use a greenways linkage project. It is the intent to maintain the integrity of the northern parcel for such purposes as part of the site plan development. The applicant will work with County staff and the Division of Forestry during project design to ensure the integrity of the parcel is adequately maintained for its intended use as a greenway.
- 9) Preservation of habitat for listed species – A preliminary site evaluation found no listed species on the site, however, the site’s forested and pasture areas could potentially support several species. Given that the project’s site design provides for wildlife corridor and greenway connectivity, and maintains a minimum of 50% in open space, it is anticipated that the project could foster and support use of the site by listed species.

The Planning Staff has reviewed the above items and has the following comment. With regard to the reference in item one above, the applicant has proposed a density bonus in CPAM 06-03 of .5 dwelling units per acre. This would yield a total of 92 home sites as indicated in the above paragraph. However, the Planning Staff recommendation in CPAM 06.03 is for a density bonus of no more than .3 dwelling units per acre. This would yield a total of 55 home sites for the parcel. With this exception the Planning Staff agrees with the justification as stated in 1-9 above and can recommend the Overlay designation be applied at a rate of .3 dwelling units per acre, yielding 55 home sites.

Data and Analysis of the Proposed Parcel

Topography - The property contains significant topographic relief, with hills of approximately 130 feet MSL in the northern and central portions of the property. Lower elevations on the property, approximately

85 feet MSL, are found in the southern portion of the site. This topography will be used advantageously for site planning in order to visually buffer the developed portions of the project from surrounding lands.

Floodplain - The entire project site falls in Zone C as indicated on FEMA Flood Insurance Rate Map, Community Panel Number 120110 0075 B. Zone C indicates those areas where flooding is not expected to occur during a 100-year storm event.

Soils - According to the Soil Survey of Hernando County, seven soil types existing on the property. These include: Arredondo fine sand, 0 to 5 percent slopes; Arredondo fine sand, 5 to 8 percent slopes; Blichton loamy fine sand, 2 to 5 percent slopes; Flemington fine sandy loam, 2 to 5 percent slopes; Kendrick fine sand, 0 to 5 percent slopes; Micanopy loamy fine sand, 2 to 5 percent slopes; and Williston Variant loamy fine sand, 2 to 5 percent slopes.

Drainage - The site drainage is quite easily defined by the relief, forming drainage basins of varying sizes. The limited amount of development proposed for the site will make stormwater management relatively easy to accomplish. All drainage will be designed in accordance with the Environmental Resources Permit requirements of the Southwest Florida Water Management District.

Vegetation - The property is a mixture of open improved pasture and forested areas. Tree species present among the predominately forested areas of the northern parcel include loblolly, slash, and longleaf pines, laurel, live, and water oaks, magnolia, sweetgum, cedar, hickory, and dogwood. Tree species present within the pasture areas are predominantly live and laurel oaks. Ground cover in the pasture areas consists of hay grass, bahia grass, and various plant species. Ground cover among the forested areas is primarily saw palmetto and annual forbs and grasses. Specimen and majestic trees are present on the property. The southern parcel contains a low, depressional area that exhibits sinkhole-like characteristics. Vegetation in this area includes sweetgum, American elm, and water, laurel, and live oaks. Numerous limestone boulders were noted within this area. Directly south of the aforementioned depressional area is a small (less than ½ acre), perennial herbaceous wetland. Vegetation is predominantly smartweed with sparse dayflowers. No listed plant or animal species were noted during the preliminary site visit.

Description and Demand for Public Facilities for the Project

A brief summary of the demands generated by the proposed project are as follows:

Sanitary Sewer: The project will be served by individual on-site sewage disposal systems. An analysis of the projected wastewater flows to be generated by the project is provided within Exhibit A.

Solid Waste: The County's Northwest Waste Management Facility within proximity to the subject property. The landfill cell capacity is projected to serve the County's needs well beyond the planning horizon of the Comprehensive Plan. An analysis of the project's anticipated solid waste generation is provided in Exhibit B.

Drainage: Drainage will be handled on-site and will be designed and permitted in accordance with the Environmental Resources Permit (ERP) regulations of the Southwest Florida Water Management District.

Potable Water: Water will be provided through the development of domestic supply wells on the individual home sites. An analysis of projected water demands for the project is provided within Exhibit B.

Transportation: According to the Hernando County Metropolitan Planning Organization, the average daily traffic volume on County Road 491 in front of the project and to the south to US 98 is 5,543 trips, utilizing approximately 40 percent of the roadway capacity. The average daily traffic volume of US 98 eastward to Brooksville is approximately 4,600 trips, representing 40 percent of roadway capacity in its present 2-lane configuration. Traffic volume for US 98 westward from CR 491 is 5,100 trips per day, or approximately 12 percent of roadway capacity. An analysis of the estimated trip generation to be produced by the single-family residences to be developed within the project is provided in Exhibit C.

Exhibits B and C are documents that are contained in the Applicant's narrative. The analysis contained in Exhibit C is based on 92 home sites. The companion CPAM 06-03 is recommending standards that would only allow a total of 55 home sites for the parcel with the Cluster Overlay designation as proposed. Therefore, the data contained in Exhibit C will estimate a greater demand than would be allowed.

Exhibit B
Facilities Demands

Project Demands – 184 Stardust

Potable Water:

Land Use	Units	Level of Service	Demand (gpd)	Total (gpd)
Rural w/Overlay	55 units	350 gpd per unit	19,250	19,250
Total				19,250

Sanitary Sewer:

Land Use	Units	Level of Service	Demand (gpd)	Total (gpd)
Rural w/Overlay	55 units	280 gpd per unit	15,400	15,400
Total				15,400

Solid Waste:

Land Use	Units	Level of Service	Waste Generation	Total (lbs/per day)
Rural w/Overlay	55	5 lbs per person/per day ⁽¹⁾	652	652
Total				652

Parks and Recreation:

	Residential Units	Level of Service	Demand (in acres)	Total (in acres)
User Oriented Parks	55	Units x persons per household/1000 x 2 acres ⁽¹⁾	.26	.26
Open Space	55	Units x persons per household/1000 x 2 acres ⁽¹⁾	.26	.26
Total				.52

(1) Assumes persons per household average of 2.37

Exhibit C
Traffic Generation Analysis

TRIP GENERATION WORKSHEET

Using ITE 7th Edition Rates (Updated to ITE 7th Edition rates on 02/05/04)

Project Name: 184 Stardust	Date: 12/09/05
Location: East of CR 491 and north of Parsons Road	Locale: Hernando County
Consulting Engineer: Coastal Engineering Associates, Inc.	Eng. Phone: 352-796-9423
Project Description: Single Family Homes 210	Proposed Units: 92
ITE Code: 210	Unit Type: DU

PROJECT TRIP GENERATION RATES

Description / ITE Code	Units	Expected Units	Daily Wk Day Rate	AM Pk Adj Street Rate	AM In Rate	AM Out Rate
Single Family Homes 210	DU			0.75	0.25	0.75
Rate Notes:		92	9.57	PM Pk Adj Street Rate	PM In Rate	PM Out Rate
0				1.01	0.63	0.37

PROJECT TRIP GENERATION VOLUMES

Expected Daily Trips	AM Peak Hour Trips	AM In Trips	AM Out Trips	PM Peak Hour Trips	PM In Trips	PM Out Trips
880	69	17	52	93	59	34

COMMENTS:

The Applicant's narrative has presented information about how the proposed amendment is consistent with the State of Florida Comprehensive Plan with regard to (8) Water Resources, and (10) Natural Systems and Recreational Lands; the Withlacoochee Strategic Regional Policy Plan, Policy 4.1.1, Policy 4.9.1, and Policy 5.5.6 and the Hernando County Comprehensive Plan policies 1.01Q(1), 1.01Q(2), 1.04C(1), 6.01A(4), 6.01G(7), and 7.04C(1). The Planning Staff concurs with the Applicant's assessment of the consistency with the noted plans and policies.

STAFF RECOMMENDATION:

The Planning Staff recommends that the Planning and Zoning Commission review the proposed FLUM change and proposed overlay designation for the 184 acre parcel with a maximum density of .3 units per acre, provide comments, and then recommend to the LPA/BCC that the proposed amendment be transmitted to the Department of Community Affairs for a Objections, Recommendation, and Comments (ORC) report.

P&Z RECOMMENDATION:

LPA/BCC ACTION:

DCA ORC REPORT:

STAFF DISCUSSIONS:

STAFF RECOMMENDATION:

BCC ACTION: