

STAFF REPORT

Planning & Zoning Commission: March 13, 2006

Board of County Commissioners: April 12, 2006

APPLICANT: Bluestone Construction and Development **FILE NUMBER:** H-06-26

PURPOSE: Establish a Master Plan on Property Zoned PDP(MF)/Planned Development Project (Multifamily) with RV and Boat Storage

GENERAL

LOCATION: West side of Landover Boulevard, west side of Alcan Avenue, approximately 1,740' west of Mariner Boulevard

LEGAL

DESCRIPTION: Tract A, Spring Hill, Unit 16, as per the plat thereof recorded in Plat Book 9, Pages 18 - 30, of the Public Records of Hernando County, Florida located in a portion of Section 18, Township 23 South, Range 18 East

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

CITIZEN RESPONSE: FOR: 0 AGAINST: 2

STAFF FINDINGS:

Surrounding Zoning

North: PDP(MF), PDP(OP)
South: PDP(SF), PDP(OP)
East: PDP(OP)
West: AG

Surrounding Land Uses

MF, SF, DRA
SF, undeveloped
Office, undeveloped
Undeveloped

SUMMARY OF REQUEST

The petitioner requests to establish a master plan on property zoned PDP(MF) with RV and boat storage. The subject property is located on the west side of Landover Boulevard, west side of Alcan Avenue, approximately 1,740' west of Mariner Boulevard.

FACTUAL INFORMATION

1. The property is currently zoned PDP(MF) with RV and boat storage.
2. The property comprises approximately 31.5 acres.

3. The site is undeveloped.
4. The site contains no majestic or specimen trees.
5. The subject property has access from Landover Boulevard and Alcan Avenue.
6. The subject property is located within a residential land use classification on the adopted Future Land Use Map.
7. The on-site soil type is Candler fine sand. Candler fine sand provides a habitat suitable for gopher tortoises. Since there is the potential for this listed species of special concern to be present, a Florida Fish and Wildlife Conservation Commission permit may be required prior to site alterations.
8. The property is located in a flood zone C.
9. The subject property does not contain any wetlands, WHPAs or SPAs according to County data resources.
10. The Utilities Department has indicated that central water, but not central sewer, capacity is available to serve the subject site.
11. There are adequate public facilities available to serve limited development on the subject property.
12. The area is characterized by multifamily and single family residential and professional office uses, and undeveloped parcels.
13. The petitioner has not requested any deviations from the County's LDRs.

STAFF DISCUSSION

The petitioner requests to establish a master plan of property zoned PDP(MF) with RV and boat storage. In 2002, the BCC approved a master plan on the subject property. Pursuant to the County's LDRs, a master plan is valid for a period of two years. The petitioner's master plan has expired. The following performance conditions were approved in 2002:

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, including receiving Staff Review of Development approval for the proposed use.
2. The petitioner shall obtain and comply with any DEP, SWFWMD, or FWC permits that may be required for the subject site.

2002 have been codified into the county's LDRs. Development of the property would have to comply with the MF development standards.

The Utilities Department has indicated that central water, but not central sewer, capacity is available to serve the subject site. An 8" water line is located on the east side of Landover Boulevard. An 8" gravity sewer system is located in Landover Boulevard and a 4" sewer force main is located on the west side of Landover Boulevard. The Utilities Department has provided written comments indicating that the Apartment complex would be required to install a four inch diameter force main to the proposed lift station for the Elementary School. A copy of the Utilities Departments comments are being provided with this report.

The Hernando County School Board indicates that the request would generate approximately 144 additional students. Elementary schools students would be assigned to Spring Hill Elementary School, middle school students would be assigned to Powell Middle School, and high school students would be assigned to Springstead High School. These schools are currently over permanent capacity. The comments received by the School Board are attached to this report

Previously, the staff had indicated that access to the west should be considered from this project. The petitioner did not desire a western access. The subject master plan does not provide for any western connection.

The County Engineer indicates that if the request is approved, the petitioner should provide a left turn lane on Landover Boulevard.

FINDINGS OF FACT

The area is characterized by a mixture of multifamily residential, single family residential, office/professional uses and undeveloped parcels. The parcels to the north are developed primarily with duplexes. The parcels to the south include a mixture of single family residential and vacant lots. The parcels to the east include a mixture of vacant lots and a recently constructed kidney dialysis office. The 480-acre parcel to the west is undeveloped and zoned AG. It is the staff's opinion that multifamily residential would not be incompatible with the surrounding area at an appropriate density.

The subject property is located within a residential land use classification on the adopted Future Land Use Map. Multifamily housing up to 16 units/acre is a land use that may be located in this category with the appropriate land use approvals. The Comprehensive Plan contains goals, objectives and policies which provide guidance regarding appropriate density for multifamily development. In 2002, the BCC determined that the subject site was an appropriate location for high density residential development.

The Planning staff is of the opinion that the request to establish a master plan of property zoned PDP(MF) with RV and boat storage is appropriate, based on the following conclusions:

1. The proposed master plan is consistent with the County’s adopted Comprehensive Plan and is compatible with the surrounding land uses.

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. Homeowners 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:

Pursuant to the findings of fact outlined in the staff’s report, the Planning staff recommends the Planning and Zoning Commission recommend the Board of County Commissioners adopt Resolution # _____ approving the petitioner’s request to establish a master plan of property zoned PDP(MF) with RV and boat storage, 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 petitioner shall provide a left turn lane on Landover Boulevard.
3. The petitioner shall obtain and comply with any DEP, SWFWMD, or FWC permits that may be required for the subject site.
4. The maximum multifamily units allowed shall be 432.
5. Perimeter setbacks:

Front along Landover Blvd.:	50'
Front along Alcan Ave.:	50'
Sides (from north and south property lines):	50'
Rear (from west property line):	50'
6. There shall be a three (3) story height maximum on the multifamily structures; structures within 200' of the west and south property lines shall have a two (2) story height maximum.
7. The petitioner shall provide a minimum 6'-high fence along the west and south property lines and shall provide a minimum 6' -high vegetative buffer with 80% opacity exterior to the fence. A minimum 6'-high fence and minimum 6' -high vegetative buffer with 80% opacity

exterior to the fence shall be provided along the western 500' of the north lot line where the RV and boat storage area is adjacent to the multifamily-zoned lots.

- 8. The west and south sides of the RV and boat storage area shall be screened by a 5'-high opaque enclosure.
- 9. No trash receptacles shall be located within 25' of the perimeter property lines. The trash receptacles shall be screened by a solid wooden fence, wall or similar enclosure.
- 10. The interior circulation shall be arranged as indicated on the site plan with a loop road and parking located on the perimeter.

P&Z RECOMMENDATION:

At the March 13, 2006 meeting, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt Resolution # _____ approving the petitioner’s request to establish a master plan of property zoned PDP(MF) with RV and boat storage, 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 petitioner shall provide a left turn lane on Landover Boulevard.
- 3. The petitioner shall obtain and comply with any DEP, SWFWMD, or FWC permits that may be required for the subject site.
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Front along Landover Blvd.:	50'
Front along Alcan Ave.:	50'
Sides (from north and south property lines):	50'
Rear (from west property line):	50'
- 6. There shall be a three (3) story height maximum on the multifamily structures; structures within 125' ~~200'~~ [this was a typo] of the west and south property lines shall have a two (2) story height maximum.
- 7. The petitioner shall provide a minimum 6'-high fence along the west and south property lines and shall provide a minimum 6' -high vegetative buffer with 80% opacity exterior to the fence. A minimum 6'-high fence and minimum 6' -high vegetative buffer with 80% opacity

exterior to the fence shall be provided along the western 500' of the north lot line where the RV and boat storage area is adjacent to the multifamily-zoned lots.

- 8. The west and south sides of the RV and boat storage area shall be screened by a 5'-high opaque enclosure.
- 9. No trash receptacles shall be located within 25' of the perimeter property lines. The trash receptacles shall be screened by a solid wooden fence, wall or similar enclosure.
- 10. The interior circulation shall be arranged as indicated on the site plan with a loop road and parking located on the perimeter.

BCC ACTION:

The Board of County Commissioners voted 4-1 to adopt Resolution #2006- 104 approving the petitioner’s request to establish a master plan of property zoned PDP(MF) with RV and boat storage, 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 petitioner shall provide a left turn lane on Landover Boulevard.
- 3. The petitioner shall obtain and comply with any DEP, SWFWMD, or FWC permits that may be required for the subject site.
- 4. The maximum multifamily units allowed shall be 432.
- 5. Perimeter setbacks:

Front along Landover Blvd.:	50'
Front along Alcan Ave.:	50'
Sides (from north and south property lines):	50'
Rear (from west property line):	50'
- 6. There shall be a three (3) story height maximum on the multifamily structures; structures within 125' of the west and south property lines shall have a two (2) story height maximum.
- 7. The petitioner shall provide a minimum 6'-high fence along the west and south property lines and shall provide a minimum 6' -high vegetative buffer with 80% opacity exterior to the fence. A minimum 6'-high fence and minimum 6' -high vegetative buffer with 80% opacity exterior to the fence shall be provided along the western 500' of the north lot line where the RV and boat storage area is adjacent to the multifamily-zoned lots.

8. The west and south sides of the RV and boat storage area shall be screened by a 5'-high opaque enclosure.
9. No trash receptacles shall be located within 25' of the perimeter property lines. The trash receptacles shall be screened by a solid wooden fence, wall or similar enclosure.
10. The interior circulation shall be arranged as indicated on the site plan with a loop road and parking located on the perimeter.

NOTE: PLEASE NOTE THAT DEVELOPMENT ACTIONS TAKEN IN RELIANCE WITH 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.

The School Board of Hernando County, Florida

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Brooksville, FL 34601
352-797-7000

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Members
John Druzbeck
Pat Fagan
Sandra Nicholson

February 21, 2005

Christopher Mettler
Hernando County Planning Department
20 North Main Street, Room 262
Brooksville, FL 34601

Dear Chris:

I reviewed the proposed rezoning requests that you forwarded to me for the March 13 P & Z and the March 15 BOCC meetings. My comments are listed below for consideration during the staff's review.

In reference to **H-06-18** the request from BBC, LLC for a Master Plan Revision and Rezoning of a 168 acre site with 80 multi-family units and 53 single family units, I offer the following:

Schools for which students from this development will be zoned:
Elementary (K-5) – Brooksville Elementary School
Middle (6-8) – D.S. Parrott Middle School
High (9-12) – Hernando High School

This rezoning request is expected to have an impact to the District with an increase of an additional 45 students. The above mentioned schools are currently over permanent capacity. An immediate solution to solve the impact of additional students would be adding portable classrooms at an estimated cost of \$175,000 and 2 teachers at an estimated cost of \$100,000. However, the state requires us to build permanent capacity facilities and eliminate portables. I have attached a worksheet developed by the District's Chief Financial Officer showing anticipated revenue and the impact of this development based on the projected 45 additional students. This worksheet shows an estimated impact in excess of school taxes between \$408,192 and \$416,172.

In reference to **H-06-22**, the request from Cornerstone Communities to rezone and develop a 103 Ac site with 300 multi-family and 200 single family residential units, I offer the following:

Schools for which students from this development will be zoned:
Elementary (K-5) – East Side Elementary School
Middle (6-8) – D. S. Parrott Middle School
High (9-12) – Hernando High School

This rezoning request is expected to have an impact to the District with an increase of an additional 167 students. The above mentioned schools are currently over permanent capacity. An immediate solution to solve the impact of additional students would be adding portable classrooms at an estimated cost of \$700,000 and 7.5 teachers at an estimated cost of \$375,000. However, the state requires us to build permanent capacity facilities and eliminate portables. I have attached a worksheet developed by the District's Chief Financial Officer showing anticipated revenue and the impact of this development based on the projected 167 additional students. This worksheet shows an estimated impact in excess of school taxes between \$1,486,389 and \$1,516,389.

In reference to **H-06-26**, the request from Bluestone Construction & Development to Establish a Master Plan on 31.5 Ac and develop 432 multi-family homes, I offer the following:

Schools for which students from this development will be zoned:

Elementary (K-5) – Spring Hill Elementary School
Middle (6-8) – Powell Middle School
High (9-12) – Springstead High School

This rezoning request is expected to have an impact to the District with an increase of an additional 144 students. The above mentioned schools are currently over permanent capacity. An immediate solution to solve the impact of additional students would be adding portable classrooms at an estimated cost of \$675,000 and 6.5 teachers at an estimated cost of \$325,000. However, the state requires us to build permanent capacity facilities and eliminate portables. I have attached a worksheet developed by the District's Chief Financial Officer showing anticipated revenue and the impact of this development based on the projected 144 additional students. This worksheet shows an estimated impact in excess of school taxes between \$1,277,856 and \$1,303,776.

In reference to **H-06-28**, the request from Bill W. Mazas, Thomas W. Mazas, and Sophia Vasilaros to rezone 154 Ac and develop 360 single family homes, I offer the following:

Schools for which students from this development will be zoned:
Elementary (K-5) – Pine Grove Elementary School
Middle (6-8) – West Hernando Middle School
High (9-12) – Central High School

This rezoning request is expected to have an impact to the District with an increase of an additional 120 students. The above mentioned schools are currently over permanent capacity. An immediate solution to solve the impact of additional students would be adding portable classrooms at an estimated cost of \$525,000 and 5.5 teachers at an estimated cost of \$275,000. However, the state requires us to build permanent capacity facilities and eliminate portables. I have attached a worksheet developed by the District's Chief Financial Officer showing anticipated revenue and the impact of this development based on the projected 120 additional students. This worksheet shows an estimated impact in excess of school taxes between \$1,064,880 and \$1,086,480.

In response to **H-06-29**, the request to Establish a Master Plan from Resdev, LLC, I offer the following:

Schools for which students from this development will be zoned:
Elementary (K-5) – Spring Hill Elementary School
Middle (6-8) – Powell Middle School
High (9-12) – Springstead High School

This rezoning request is expected to have an impact to the District with an increase of an additional 20 students. The above mentioned schools are currently over permanent capacity. An immediate solution to solve the impact of additional students would be adding portable classrooms at an estimated cost of \$150,000 and 1 teacher at an estimated cost of \$50,000. However, the state requires us to build permanent capacity facilities and eliminate portables. I have attached a worksheet developed by the District's Chief Financial Officer showing anticipated revenue and the impact of this development based on the projected 20 additional students. This worksheet shows an estimated impact in excess of school taxes between \$181,911 and \$185,451.

I hope this information will be helpful for the staff review. Please contact me if you have any questions or need further information. Thank you for the opportunity to comment on the effect that these proposed rezoning requests will have on the Hernando County School System.

Sincerely,

Ken Pritz

Hernando County School Board
Facility & Support Operations, Executive Director