

4. The subject property is sparsely vegetated and appears to contain no majestic or specimen trees.
5. The subject property has access from Gretna Drive.
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 contains a WHPA, but no wetlands or SPAs, according to County data resources.
10. The Utilities Department has indicated that central water, but not sewer, 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 residential and utility uses, and undeveloped parcels.
13. The petitioner has not requested any deviations from the County's LDRs.

STAFF DISCUSSION

The petitioner requests a public service facility overlay district in order to develop the site with two (2) wells, two (2) storage tanks and a water treatment plant. The site is located at the northern terminus of Gretna Drive, adjacent to an existing wellsite.

The narrative indicates the project is to include two (2) 16" x 500'-deep potable water supply wells, two (2) 2.0 million gallon water storage tanks and a "package" pump station with three (3) 1,000 gallon per minute high-service pumps, chlorination equipment, controls and back-up generator. The plan indicates the wells are proposed to be located in the northern portion of the site, to mitigate impacts to the single family houses located adjacent to the south property line. The wells are proposed to be surrounded by 8" fencing. The two (2) 38'-high water storage tanks are proposed to be located in the center of the site to allow the maximum setback distance from the adjacent

properties. The pump station, chlorination equipment and generator are proposed to be located in a fenced area between the two (2) storage tanks.

The site plan indicates the proposed development meets the dimension, setbacks and area regulations of the underlying zoning district, as required of development in a Public Service Facility Overlay District. The BCC may increase the minimum dimension and area regulations for the proposed use if it is deemed necessary to protect the public health, safety and welfare.

The County's LDRs require that no building, structure or use within a public service facility overlay district shall be located any closer than 50 feet to the property line of an adjoining parcel containing a residence or the property line of a residentially zoned property. The site plan provided indicates compliance with the minimum setback requirements. The narrative proposes a landscaped buffer within a 50' perimeter setback.

The narrative indicates the proposed wells have already been permitted by SWFWMD. The wells have a permitted capacity of 600,000 and 380,000 gallons average daily use and 1,000,000 and 1,100,000 gallons per maximum daily use respectively. The narrative indicates additional water supply is required to meet the needs of existing and future residents of Spring Hill and to comply with new system rules of the Florida Department of Environmental Protection. The narrative notes that the Spring Hill Service Area has been struggling to meet the demand for potable water since 1988, when two (2) wells were taken out of service. The narrative notes that only one well has been added to the system since that time and it does not replace the quantities provided by the two (2) wells removed from service.

The petitioner was required to provide an impact statement describing the current conditions of adjacent natural resources and land uses to the proposed site, the projected impacts on these areas, and mitigation plans if appropriate. The petitioner provided an impact analysis summary report prepared by a consultant, concluding that no adverse impacts are anticipated and that mitigation plans are not required.

The County Engineer had no comments.

The applicant has submitted a proposed WHPA model for the well complex including the existing well #34 and a prohibited use survey. The proposed WHPA mapping adheres to the County Groundwater Protection Ordinance standards. The report states that there are no prohibited uses within the proposed WHPA-1 or WHPA-2. Due to the karst sensitivity of the area, staff recommends the proposed drilling sites undergo a geophysical examination in order to confirm their stability. The petitioner should be required to supply the karst analysis to the Planning Staff prior to drilling each well.

FINDINGS OF FACT

The surrounding area is developed with single family homes and utility structures such as a wellfield, a communication tower and power lines. The staff is of the opinion that negative visual impacts will be mitigated if the site is developed as indicated on the site plan, setbacks as indicated, and the provision of a vegetated buffer within the 50' perimeter setback. Additionally the petitioner should be required to plant trees, one every twenty-five feet (25') within the 50' setback area adjacent to the residences.

The subject property is located within a residential land use classification on the County's adopted Future Land Use Map which allows minor public facilities with performance standards.

Staff is of the opinion that development of the site as a with a public water supply wellfield, public water storage facilities and a water treatment plant would not be inconsistent with the Comprehensive Plan nor incompatible with the surrounding neighborhood.

The staff is of the opinion that approval of a public service facility overlay district allowing a public water supply wellfield, public water storage facilities and a water treatment plant with performance conditions is appropriate, based on the following conclusions:

1. The public service facility overlay district would be consistent with the Comprehensive Plan and would be consistent with the County's Land Development Regulations subject to compliance with all performance conditions herein.
2. The public service facility overlay district would be compatible with the surrounding area.

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. 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 for a public service facility overlay district

for a public water supply wellfield, public water storage facilities and a water treatment plant, 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, including receiving development review for the proposed use.
2. The petitioner must provide a geophysical study to the Planning Staff prior to drilling the wells.
3. The petitioner shall provide a vegetated buffer within the 50' perimeter setback area.
4. The petitioner must plant one tree every 25' feet within the 50' setback area in order to help screen the property from the adjacent residential to the south.
5. The site must be generally developed in accordance with the submitted site plan.
6. The petitioner shall model the Wellhead Protection Area (WHPA) and ensure that no prohibited uses are within the WHPAs prior to construction of the well. The modeled WHPA results will need to be provided to the County Planning Staff for incorporation into the WHPA map.

P&Z RECOMMENDATION:

The Planning and Zoning Commission voted 5-0 to recommend the BCC adopt resolution # _____ approving the petitioner's request for a public service facility overlay district for a public water supply wellfield, public water storage facilities and a water treatment plant, 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, including receiving development review for the proposed use.
2. The petitioner must provide a geophysical study to the Planning Staff prior to drilling the wells.
3. The petitioner shall provide a vegetated buffer within the 50' perimeter setback area.
4. The petitioner must plant one tree every 25' feet within the 50' setback area in order to help screen the property from the adjacent residential to the south.
5. The site must be generally developed in accordance with the submitted site plan.

6. The petitioner shall model the Wellhead Protection Area (WHPA) and ensure that no prohibited uses are within the WHPAs prior to construction of the well. The modeled WHPA results will need to be provided to the County Planning Staff for incorporation into the WHPA map.

BCC ACTION:

The BCC voted 5-0 to adopt resolution #2004-177 approving the petitioner's request for a public service facility overlay district for a public water supply wellfield, public water storage facilities and a water treatment plant, 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, including receiving development review for the proposed use.
2. The petitioner must provide a geophysical study to the Planning Staff prior to drilling the wells.
3. The petitioner shall provide a vegetated buffer within the 50' perimeter setback area.
4. The petitioner must plant one tree every 25' feet within the 50' setback area in order to help screen the property from the adjacent residential to the south.
5. The site must be generally developed in accordance with the submitted site plan.
6. The petitioner shall model the Wellhead Protection Area (WHPA) and ensure that no prohibited uses are within the WHPAs prior to construction of the well. The modeled WHPA results will need to be provided to the County Planning Staff for incorporation into the WHPA map.

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.