

STAFF REPORT

Planning & Zoning Commission: July 11, 2005
Board of County Commissioners: August 10, 2005
Planning & Zoning Commission: August 8, 2005
Board of County Commissioners: September 14, 2005

APPLICANT: Hernando County Water and Sewer District **FILE NUMBER:** H-05-59

PURPOSE: Public Service Facility Overlay District for a Public Water Supply Wellfield, Water Treatment Plant and Public Water Storage Facilities

GENERAL

LOCATION: East side of Suncoast Boulevard, approximately 930' north of County Line Road

LEGAL

DESCRIPTION: Tract 27, El Pico, an unrecorded subdivision, located in a portion of Section 35, Township 23 South, Range 17 East, Hernando County, Florida

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

CITIZEN RESPONSE: FOR: 0 AGAINST: 0

STAFF FINDINGS:

<u>Surrounding Zoning</u>	<u>Surrounding Land Uses</u>
North: C-2	Commercial
South: C-2	Undeveloped
East: AR-2	Undeveloped
West: AR-2	Undeveloped

SUMMARY OF REQUEST

The petitioner requests a Public Service Facility Overlay District for a Public Water Supply Wellfield, Water Treatment Plant and Public Water Storage Facilities. The subject property is located on the east side of Suncoast Boulevard, approximately 930' north of County Line Road.

FACTUAL INFORMATION

1. The property is currently zoned AR-2.
2. The property comprises approximately 4.63 acres.

3. The site is undeveloped.
4. The site is wooded and contains specimen and majestic trees.
5. The subject property has access from Suncoast Boulevard.
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 and sewer are not 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 vacant parcels and rural residential uses.
13. The petitioner has not requested any deviations from the County's LDRs.

STAFF DISCUSSION

The petitioner has submitted a request for a public service facility overlay district for a public water supply wellfield, water treatment plant and public water storage facilities on this approximately 5 acre site. In February 2002, the BCC voted 5-0 to deny Florida Water Service's request for a PSFOD for a public water supply wellfield on the subject property. FWS had proposed developing the site with two (2) twelve-inch, 1,250 gallon per minute wells with one (1) above-ground storage tank, high service pump, chlorine building, emergency generator, associated piping and paved access. The BCC denied the request due to environmental and compatibility concerns.

The narrative indicates the project will consist of drilling and constructing two (2) twelve-inch potable water supply wells, a 34'-high above-ground storage tank holding a maximum of 2,000,000 gallons, high service pumps and pump buildings, chlorine building, emergency generator, drainage

retention pond, access road and associated piping. The petitioner indicates SWFWMD permitted each of the two (2) wells 470,000 gallons per day average annual withdrawal and 1.15 million gallons per day peak month withdrawal. The narrative indicates the water would be treated onsite and then pumped to the east to the existing water distribution system at the intersection of Mariner Boulevard and County Line Road.

An impact statement is required by ordinance describing the current condition of the adjacent natural resources and land uses to the proposed subject site, the projected impacts on these areas and mitigation plans if appropriate. A geotechnical investigation has been performed on the site. The petitioner has provided a 2001 report by an engineering consultant investigating the soil conditions, groundwater table, and fill placement. The report concludes the potential of sinkhole occurrence within the subject site is considered to be low. The petitioner notes the site is located to the west of the Cross Bar Mitigation Area and east of the Saltwater Prohibition Area Line. The petitioner has provided a "Water Use and Impact Analysis Report" from 2005 in support of the application to renew the WUP for the Spring Hill area (Permit No. 204842.010). This report includes a summary of area hydrogeology, a graphical trend analysis of water-quality data collected from the supply wells, and a description of the methodology and results of a well field ground water flow model. This model was used to compare drawdown at the current permitted quantities with the projected drawdown of the requested permit quantities, including the wells for the El Pico site. This report concluded that there are no negative impacts resulting from the drawdown at the requested permitted quantities.

The narrative provided acknowledges the site is wooded, no majestic or specimen trees will be impacted and site work is to be limited to the project construction area.

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 petitioner indicates any clearing or site work will be limited to what is necessary to construct the proposed water plant, and will not impact the specimen or majestic trees. The water plant will be situated to utilize and maintain the natural buffer for the surrounding residential lots. All proposed constructed items will meet the minimum setback of 50 feet from property lines and 200 feet from any potential contaminant source. The proposed wells will have well houses and a protective fence will surround the project limits. The staff recommends that if the request is approved, the petitioner should provide a 50' vegetated buffer with a minimum 80% opacity around the perimeter of the project, preserving the existing natural vegetation within the 50' buffer, enhancing it if necessary to maintain the 80% opacity.

The GPO requires that the modeled WHPAs for the new wells be added to the GPO mapping in accordance with the ordinance. The applicant has submitted a proposed WHPA model for the two wells (wells #32 and #33) and a prohibited use survey. The proposed WHPA mapping adheres to the County Groundwater Protection Ordinance standards. The southern extent of the WHPA-1 and all of the WHPA-2 are within Pasco County. The report states that there is no indication of

prohibited uses within the proposed WHPAs. Due to the karst sensitivity of the area, a subsurface geotechnical study should be conducted on the 5 acre site prior to construction to determine the potential for karst activity in the vicinity of the proposed wellfield and to adjacent land uses. The petitioner should be required to supply the study results to the Planning Staff prior to entering into contracts for drilling.

The subject property is located on Suncoast Boulevard, which is an unpaved limerock road. The County Engineer has indicated that if the request is approved, the petitioner will be responsible for repairing the road after construction of the facility.

The Pasco County Planning Department has been informed of the petitioner's application and has indicated no objection to the request.

FINDINGS OF FACT

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. The surrounding area contains vacant parcels and rural residential uses. The parcel is located in El Pico, an unrecorded subdivision. The petitioner has reviewed the El Pico deed restrictions and concluded the proposed use does not appear to be in violation. The petitioner's proposed use is not specifically prohibited in the deed restrictions. As Hernando County residents, El Pico residents would be able to apply for central water service.

The Planning staff is of the opinion that the request for a public service facility overlay district for a public water supply wellfield, water treatment plant and public water storage facilities is appropriate, based on the following conclusions:

1. The petitioner has provided adequate documentation addressing hydrological impacts associated with the proposed use.
2. The petitioner has provided adequate documentation addressing environmental impacts associated with the proposed use.
3. The proposed public service facility overlay district is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.

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.

NOTE:

At their July 11, 2005, meeting, the Planning & Zoning Commission voted 5-0 to postpone hearing the request until the August 8, 2005, hearing at 9:00 a.m. On August 10, 2005, the Board of County Commissioners voted 5-0 the petition until the September 14, 2005, BCC meeting at 9:00 a.m.

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 Public Service Facility Overlay District for a Public Water Supply Wellfield, Water Treatment Plant and Public Water Storage Facilities, 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 subsurface geophysical study of the 5 acre site prior to construction. The petitioner shall be required to supply the study results to the Planning staff prior to entering into contracts for drilling.
3. The facility must be fenced on all sides.
4. The site shall be generally developed in accordance with the submitted site plan.
5. The petitioner shall provide a 50' vegetated buffer with a minimum 80% opacity around the perimeter of the project. The petitioner shall preserve the existing natural vegetation within the 50' buffer, enhancing it if necessary to maintain the 80% opacity.
6. The petitioner shall be responsible for repairing the road after construction of the facility.

P&Z RECOMMENDATION:

The Planning and Zoning Commission voted 3-2 to recommend the Board of County Commissioners adopt Resolution # _____ approving the petitioner's request Public Service Facility Overlay District for a Public Water Supply Wellfield, Water Treatment Plant and Public Water Storage Facilities, 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 petitioner shall provide a subsurface geophysical study of the 5 acre site prior to construction. The petitioner shall be required to supply the study results to the Planning staff prior to entering into contracts for drilling.
3. The facility must be fenced on all sides.
4. The site shall be generally developed in accordance with the submitted site plan.
5. The petitioner shall provide a 50' vegetated buffer with a minimum 80% opacity around the perimeter of the project. The petitioner shall preserve the existing natural vegetation within the 50' buffer, enhancing it if necessary to maintain the 80% opacity.
6. The petitioner shall be responsible for repairing the road after construction of the facility.

BCC ACTION:

The Board of County Commissioners voted 5-0 to deny the petitioner's request Public Service Facility Overlay District for a Public Water Supply Wellfield, Water Treatment Plant and Public Water Storage Facilities.