

STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 12, 2007
Board of County Commissioners: March 14, 2007
Planning & Zoning Commission: April 9, 2007
Board of County Commissioners: June 13, 2007
Planning & Zoning Commission: June 11, 2007
Board of County Commissioners: July 11, 2007

APPLICANT: Hernando County Water and Sewer District

FILE NUMBER: H-07-01

PURPOSE: Public Service Facility Overlay District for potable water supply wells, water storage facilities, and a water treatment plant

GENERAL LOCATION: South side of Hexam Road, east side of Melanie Drive

LEGAL DESCRIPTION: A portion of Section 8, Township 22 South, Range 18 East, Hernando County, FL

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

CITIZEN RESPONSE: Correspondence received as of the date of this report? Yes No

APPLICANT'S REQUEST:

The petitioner has submitted a request for a Public Service Facility Overlay District for potable water supply wells, water storage facilities, and a water treatment plant on this approximately 5.3 acre site. Hernando County Utilities Department proposes developing the site with one (1) 120' diameter, approximately 24' high, 2 million gallon water storage tank, two (2) potable water supply wells, and one (1) water treatment plant with six (6) parking spaces.

The narrative indicates the new water treatment plant will provide services as far east as Central High School and west to Glen Lakes. The arrangement will provide secondary and/or back-up water supply to both areas and provide water pressure improvements. The proposed plan will also provide water service to Sunshine Grove Road and Hexam Road where currently no water service is available.

The site currently has an approximately 100' electrical power easement situated diagonally along the northwest portion of the subject property. The petitioner has illustrated on the submitted plan that the proposed water treatment plant, potable water wells and storage tank are outside the electrical power easement. The site will have one gated access point on the southwest corner of the property along Melanie Avenue which avoids the electrical power easement.

If approved the petitioner proposes constructing a 6-inch surficial monitoring well, a 6-inch monitoring well and a 16-inch test/potable water supply well. Pump testing will be coordinated to determine the amount of water supply and draw down in the aquifer along with water quality testing.

SITE CHARACTERISTICS:

Site Size: 5.3 acres and part of a larger 29.8 acre tract

Surrounding Zoning; Land Uses: North: R-1C; Single Family
South: AG; Undeveloped
East: AG; Undeveloped
West: AG; Electrical Substation

Current Zoning: AG/(Agricultural)

Future Land Use Map Designation: Residential, Public Service and Rural

Flood Zone: C

SITE CIRCUMSTANCES:

On February 12, 2007, the Planning Staff recommended that the Planning and Zoning Commission postpone consideration of the request for 30 days, to March 12, 2007, in order for staff to receive and review hydrogeology, geology reports and backup documentation, including but not limited to, GPO modeling for the WHPAs, the prohibitive use survey and impact analysis report.

At their February 12, 2007, meeting, P&Z voted 5-0 to postpone consideration of the request to April 9, 2007, per staff's recommendation.

Subsequently, the Board of County Commissioners postponed consideration of the petition at their March 14, 2007 meeting to June 13, 2007. Since the BCC had canceled their regularly scheduled meeting for June, the petition will be fully readvertised for the July 11, 2007 BCC hearing.

On April 9, 2007, the petitioner requested a 60 day continuance in order to finalize the Planning Department's request for hydrogeology, geology reports and backup documentation.

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand.

Hydrologic

Features: The subject property contains no wetlands or Special Protection Areas (SPA), according to County data resources.

Protection

Features: Well Head Protection Area (WHPA)

Habitat:

Candler fine sand provides a habitat suitable for gopher tortoises. Given the presence of the candler fine soils, gopher tortoise habitat and several commensal species have a moderate potential for occurring on the project site including eastern indigo snake (*Drymarchon corais*), Florida mouse (*Podomys floridanus*), Florida pine snake (*Pituophis melanoleucus mugitus*), and gopher frog (*Rana areolata*). Since there is the potential for this listed Species of Special Concern to be present, the site should be inspected prior to construction, and a Florida Fish and Wildlife Conservation Commission permit may be required prior to site alterations.

Comments:

The applicant has submitted modeled Wellhead Protection Areas (WHPAs) for the proposed wells with a prohibited use survey, Water Use and Impact Analysis Report, and a geotechnical analysis of the site. It is anticipated that the permitted individual well quantities with SWFWMD will be 750,000 gallons per day (gpd) average annual withdrawal, and 1.5 million gallons per day (mpd) peak month withdrawal. The proposed WHPA modeling adheres to the County Groundwater Protection Ordinance standards. The report stated that no prohibited uses were identified within the proposed WHPA areas.

Due to the karst nature of the area, a subsurface geotechnical study was conducted of the site to determine the potential for karst activity in the vicinity of the proposed wells and adjacent land uses. Since potential indications of karst features were found in two borings, the findings of the studies have been used to locate the wells and facilities on-site, avoiding these anomalies. Consultant recommendations are provided for well design with considerations for construction of the storage tank and other structures. Based on the geotechnical studies, design considerations being implemented

for the proposed wells, and the small water table drawdown modeled in the Impact Analysis Report, it was concluded that the proposed Hexam Road site is highly suitable for the proposed use.

Once constructed, the County Ground Water Protection Ordinance requires that the final modeled WHPAs for the new wells be added to the County Ground Water Protection Ordinance mapping in accordance with the ordinance.

ENGINEERING & TRANSPORTATION REVIEW:

The subject property is located on the south side of Hexam Road, east side of Melanie Drive. The petitioner is proposing a gated access point from Melanie Drive along the property's southwest corner.

The County Engineer has reviewed the request and indicated no transportation related issues with the proposal.

The Transportation Planning Coordinator has reviewed the request and indicated no transportation related issues with the proposal.

LAND USE REVIEW:

The petitioner has indicated that the site will include a 50' natural vegetative perimeter buffer around the entire site. The property will be equipped with an 8' perimeter wall or fence inside the proposed buffer. Irrigated cedar trees will be placed along the outside of the proposed enclosure. The proposed buffering exceeds the County's LDR requirements.

The petitioner has indicated that the proposed wells will be located on the northwest corner approximately 500' feet from Hexam Road. The well plant and storage tank will be placed along the east property line approximately 400' south of Hexam Road.

The petitioner's proposed setbacks meet or exceed the requirements of the AG/(Agricultural) district.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within a residential, public service and rural land use classification on the adopted Future Land Use Map. The surrounding area contains vacant parcels, rural and residential uses.

- Policy 1.01T(1)** Limit the potential for urban sprawl by establishing services in areas adjacent to concentrated growth.
- Policy 1.01T(2)** Provide infrastructure for future development within areas of facility availability and investment in accordance with long range plans by the County for providing potable water, sanitary sewer, transportation and other facilities at planned levels of service and timing. Infrastructure for future development will be provided within the Residential, Commercial, Industrial, and Planned Development District Category areas indicated on the Future Land Use Map. The County may manage the timing of infrastructure availability within these areas to influence the timing and location of development.
- Policy 1.01T(8)** Planning for water and sewer facilities will be consistent with the areas planned for urban development and designated on the Future Land Use Map.
- Policy 1.01U(2)** As part of the major public facility locational review process, a statement of impact shall be prepared for new facilities describing the current condition of adjacent natural resources and land uses, the projected impact of the proposed facility on these adjacent areas and how the projected impact will be mitigated or minimized.

Comment The request is in an area projected for future growth, and is consistent with the stated policies.

The proposed Public Service Facility Overlay District for potable water supply wells, water storage facilities, and a water treatment plant is appropriate based on the following conclusions:

1. The proposed request is consistent with the County’s adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.
2. Public Service Facility Overlay District use is consistent with the adopted Future Land Use Map.

NOTICE OF APPLICANT RESPONSIBILITY:

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 RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt Resolution # _____ approve the request for a Public Service Facility Overlay District for potable water supply wells, water storage facilities, and a water treatment plant with the following 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' feet from all perimeter lot lines.
3. Access shall be from Melanie Avenue, the furthest distance from Hexam Road as possible, as approved by County Engineer.
4. The petitioner shall provide a 50' natural vegetative perimeter buffer around the entire site. The water treatment plant will be equipped with a 8' perimeter wall or fence and the proposed well and storage tank sites will be buffered with irrigated cedar trees along the out side of the proposed wall or fence.
5. The petitioner shall provide the Planning Department with the finalized WHPA modeling of the wells for incorporation into the County's Ground Water Protection Ordinance mapping.
6. The location of the storage tank and wells shall be in general conformance with the submitted master plan.
7. Melanie Avenue shall be improved to the site entrance in accordance with the requirements of the County Engineer.
8. 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 the issuance of development permits by Hernando County.

9. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. A \$250.00 late submittal fee will be required in the event the plan is not submitted within the specified time frame. Failure to submit the revised plan within 30 business days from BCC approval will result in the zoning becoming null and void.