

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: October 8, 2007  
Board of County Commissioners: November 14, 2007

**APPLICANT:** Hernando County Utilities Department

**FILE NUMBER:** H-07-47

**PURPOSE:** Expansion of a Public Service Facility Overlay District for the Airport Waste Water Treatment Plant

**GENERAL**

**LOCATION:** East of the Suncoast Parkway and at the south end of Downwind Way

**LEGAL**

**DESCRIPTION:** A portion of Section 26, Township 23 South, Range 18 East of 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

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### APPLICANT'S REQUEST:

The petitioner has submitted an application to apply a Public Service Facility Overlay District to a 33 acre property zoned AG/(Agricultural). The request is for an expansion of the Airport Waste Water Treatment Plant. The expansion will add rapid infiltration basins to the site, allowing for the disposal of effluent.

### SITE CHARACTERISTICS:

**Site Size:** 33 acres

**Surrounding Zoning; Land Uses:** North: AG; Water Treatment Plant  
South: PDP(SF); Trillum Village B  
East: AG; Water Water Treatment Plant  
West: AG; Undeveloped

**Current Zoning:** AG/(Agricultural)

**Future Land Use Map Designation:** Commercial

**Flood Zone:** C

**SITE CIRCUMSTANCES:**

In October 1993, the Board of County Commissioners approved the location of the existing Public Service Facility Overlay for the Waste Water Treatment Plant and Effluent Disposal Facility, which was designed to replace the previous Airport facility.

**ENVIRONMENTAL REVIEW:**

**Soil Type:** Candler Fine Sand and Masaryk Very Fine Sand

**Hydrologic**

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

**Protection**

**Features:** The property contains no Wellhead Protection Area-2 (WHPA) according to County data resources.

**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.

**ENGINEERING & TRANSPORTATION REVIEW:**

The proposed site is located east of the Suncoast Parkway and at the south end of Downwind Way. The petitioner proposes a 12' wide access road along the property's northeast corner. The proposed access road will connect to an existing dirt road on the existing treatment plant site. The access road will run between the two (2) proposed rapid infiltration basins and will allow for maintenance access.

The County Engineer has reviewed the request and indicated no engineering 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 proposed buffer width exceeds the County's LDR requirements.

The proposed basins will be constructed with a 65' top of berm elevation and bottom elevation at 57'. The rapid infiltration basins will be constructed with 4:1 side slopes, and all berms and slopes will be sodded. The proposed basin bottoms will not be sodded to accommodate percolation.

The infiltration basins will have a 100' setback. 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 land use classification on the adopted Future Land Use Map. The surrounding area contains vacant parcels 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 a rapid infiltration facility 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 # \_\_\_\_\_ approving the petitioner's request for the expansion of a Public Service Facility Overlay District for the Airport Waste Water Treatment Plant with the following 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 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.

3. The petitioner shall provide a 50' natural perimeter buffer around the entire site.
4. The petitioner shall maintain a 100' setback for all rapid infiltration basins.
5. Prior to development the petitioner shall provide an impact study.
6. A geotechnical evaluation shall be conducted for all specific rapid infiltration sites prior to development.
7. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan within 30 business days from BCC approval will result in the zoning becoming null and void.