

STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 14, 2007

APPLICANT: HealthSouth Corporation

FILE NUMBER: SE-07-07

PURPOSE: Revision to a Special Exception Use Permit for 10 additional Beds to an Existing Hospital

GENERAL

LOCATION: South side of Cortez Boulevard (SR 50), approximately 1800' west of Mariner Boulevard

LEGAL

DESCRIPTION: A portion of Section 32, 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 revision to a special exception use permit for 10 additional beds to an existing 60,000 square foot/60 bed comprehensive rehabilitation hospital. The petitioner has indicated that an additional 7,154 square foot facility will be constructed on 0.64 acres of the subject site to accommodate the additional 10 beds requested. The petitioner has indicated that the facility provides multiple disciplines of physical rehabilitation services, including but not limited to physician medical evaluation clinic, inpatient and outpatient physical and occupational therapy, hydrotherapy, dining services.

The petitioner has submitted a site plan which indicates a portion of the parking in the front, side and rear of the property will be utilized for the new facility. The existing 60,000 square foot building is situated in a L-shape toward the rear of the site, the proposed addition is on the southern portion of the existing building.

SITE CHARACTERISTICS:

Site Size: 8.9 acres

Surrounding Zoning; Land Uses: North: C-2; AutoZone; Undeveloped
South: AG(SE for CCF); Evergreen Woods
East: PDP(GHC); Doctor Office
West: AG(SE for CCF); Undeveloped

Current Zoning: AG/(Agricultural)

Future Land Use Map Designation: Commercial

Flood Zone: C

SITE CIRCUMSTANCES:

On September 10, 2001, under petition SE-01-12 the Planning and Zoning Commission (P&Z) voted 5-0 to approve the petitioner’s request for a Special Exception Use Permit for a rehabilitation hospital with performance conditions and a maximum of 60 beds. The intent of the petitioner is to revise the previously approved request by adding an additional 10 beds to the medical facility.

On October 26, 2006, the Florida Agency for Health Administration (AHCA) issued a letter to the petitioner determining that the petitioner’s request for additional beds was approved and was not subject to a certificate of need review.

ENVIRONMENTAL REVIEW:

Soil Type: Candler Fine Sand.

Hydrologic

Features: The subject property contains no wetlands, Well Head Protection Area (WHPA), or Special Protection Area (SPA), 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.

UTILITIES REVIEW:

The Hernando County Utilities Department has indicated that the site is currently being served by central water and sewer services.

ENGINEERING & TRANSPORTATION REVIEW:

The subject property has access from Cortez Boulevard (SR 50). The required frontage road is depicted along the front of the project.

The County Engineer has reviewed the request and indicated no 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 indicates a proposed addition along the south side of the proposed building. The adopted LDRs require 1.6 parking spaces per bed based on maximum capacity. The request for 10 additional beds would require an additional 16 parking spaces. If the request is approved, the petitioner will be required to demonstrate that the parking complies with the minimum County LDRs requirements.

The subject property is zoned AG/(Agricultural). The minimum setbacks for the AG/(Agricultural) district are 125' in the front, 35' side and 50' rear. The site plan submitted meets the minimum setbacks for the AG/(Agricultural) district.

Proposed Setbacks for 7,154 square foot facility:

South: 152.36'

East: 93.34'

West: 254.5'

As submitted the additional 10 bed, 7,154 square foot facility will not have any adverse impacts on the surrounding land uses or impose any transportation related issues.

A special exception use permit is an additional use which may be granted by the Planning and Zoning Commission in accordance with the LDRs. As part of the review, the P&Z must determine that the tract of land is suitable for the type of special exception use proposed by virtue of its location, shape, topography and nature of surrounding development. The P&Z has the ability to assign reasonable conditions to the approval, and may prescribe reasonable time limits for the special exception use permit.

A special exception use permit is a use which is appropriate in a zoning district if safeguards are imposed but which would impair the integrity and character of the district in which it is

located, or in adjoining districts unless restrictions or conditions on location, size, extent and character of performance are imposed in addition to those imposed in the ordinance.

The special exception use permit is a land use determination only, all applicable development rules would have to be met if the permit is approved.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within a commercial land use classification as identified on the adopted Comprehensive Plan. Land uses allowed within the commercial category include office professional, retail, recreation, offices, minor public facilities and minor institutional uses. The proposed expansion to the rehabilitation hospital would be consistent with the Future Land Use Designation

The proposed revision to a Special Exception Use Permit for additional beds to an existing hospital 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. A Special Exception Use Permit for additional beds to an existing hospital is consistent with the Commercial land use classification on the adopted Future Land Use Map.

NOTICE OF APPLICANT RESPONSIBILITY:

The special exception 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:

The Planning Staff recommends the Planning and Zoning Commission approve the petitioner's request for a revision to a Special Exception Use Permit for additional Beds to an Existing Hospital 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 DRC approval for the proposed use.
2. The subject approval is for a maximum of 70 beds.
3. Setbacks are approved as indicted on the master plan.
4. The petitioner shall demonstrate that the minimum County LDR parking requirements will be complied with.