

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 9, 2023
Local Planning Agency: November 7, 2023
Board of County Commissioners: November 7, 2023

APPLICANT: Raysor Ventures, LLC

FILE NUMBER: CPAM2302

REQUEST: Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map on 13.6 acres from Residential to Commercial

GENERAL LOCATION: South side of Osowaw Boulevard, approximately 1,165' east of Buccaneer Boulevard

PARCEL KEY NUMBERS: 1695419

DESCRIPTION OF PROPOSED AMENDMENT

The proposed small scale Comprehensive Plan Amendment is to amend the Future Land Use Map from Residential to Commercial on a 13.6 acre tract (MOL) located on the south side of Osowaw Boulevard, approximately 1,165' east of Buccaneer Boulevard.

DESCRIPTION OF PROPOSED PROJECT

This application is a companion application to a rezoning petition filed by the petitioner (H2336) that will enable the petitioner to construct an automotive collision center.

BACKGROUND INFORMATION

Site Characteristics

Total Site Size: 13.6 acres

Surrounding Zoning: North: CV; SWFWMD
South: PDP(GC), (SU); Walmart Shopping Center
East: PDP(GC) (AG); Walmart Shopping Center, County Utilities
West: PDP(GHC), (MH); Mobile Home Park, Church

Surrounding Land Use: North: Conservation
South: Commercial
East: Commercial
West: Residential

Current Zoning: AG (Agricultural)

IMPACTS OF PROPOSED AMENDMENT

According to the Hernando County Comprehensive Plan, this amendment from residential to commercial could generate a maximum of 207,345 square feet of nonresidential development based on a buildout of 0.35 Floor Area Ratio (FAR) for the parcel, in accordance with the Commercial Future Land Use category. However, the petitioner has indicated that 9.0 of the 13.6 acres are wetlands and will be rezoned conservation, leaving 4.6 acres of developable land. The maximum square footage possible of nonresidential development would be 70,131 square feet. The petitioner is proposing a build-out of 30,000 square feet, which is less than the maximum square footage allowed in the Commercial category.

COMPREHENSIVE PLAN CONSISTENCY

Future Land Use Map

Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties.

Commercial Category

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not

mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

Comments: The request for a Comprehensive Plan Amendment on the subject site is consistent with the Commercial future land use strategies. The subject site is recognized as an infill area for commercial development and is in an area with preexisting commercial zoning/development. The subject site is adjoining an existing large commercial node at the intersection of Spring Hill Drive and Us Hwy 19 (Commercial Way).

Commercial Nodes

Strategy 1.04G(2): Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes:

- a. are located at the intersections of roads having collector status or greater;
- b. recognize concentrations of existing commercial development;
- c. are generally less than 100 acres in size within the Adjusted Urbanized Area of the County;
- d. are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County;
- e. may be located in Centers or Corridors pursuant to the related strategies.

Comments: The subject site located in a mixed use and transitional area. The proposed small-scale Comprehensive Plan Amendment will be an extension of the existing node and would not be adverse to the residential uses to the west by virtue of the limited developable area. Furthermore, the petitioner has indicated that the 9.0 acres deemed wetlands will be rezoned to Conservation in order to protect the integrity of the area.

Land Use Compatibility

Strategy 1.10B(1): Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources

without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

Comments: The proposed use is compatible with the surrounding development. The development of a Collision Center will not significantly impact the transportation network, environment or the residential (mobile home park) use to the west.

FINDINGS

The request for a Comprehensive Plan Amendment to amend the Future Land Use Map from Residential to Commercial on a 13.6-acre tract (MOL) is appropriate based on the following conclusions:

1. The request is consistent with the County's Comprehensive Plan Strategies for the location of commercial development.
2. The request is compatible with the area and surrounding development trends.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.

P&Z RECOMMENDATION:

On October 9, 2023, the Planning and Zoning Commission voted 5-0 to recommend approval of the Comprehensive Plan Amendment to the Local Planning Agency and the Board of County Commissioners.