

Osowaw Parcel
Rezoning and
Small Scale Comprehensive Plan
FLU Map Amendment

Board of County Commissioners Meeting
November 7, 2023



Presenter:

Justyna Gale, MUP

Vice President of Planning

Overview

- ▶ Project site is approximately 13.6 acres located on the south side of Osowaw Boulevard.
- ▶ Request is for a Rezoning from Agricultural (AG) to Planned Development Project -Highway Commercial (PDP(HC)) with specific C-4 use and Conservation.
- ▶ Corresponding Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (FLU) from Residential to Commercial.
- ▶ 9 acres of the overall site are wetlands/watershed area and will be designated Conservation and will remain undeveloped.
- ▶ The conservation area will create an extra buffer to the residential development to the west.

Overview

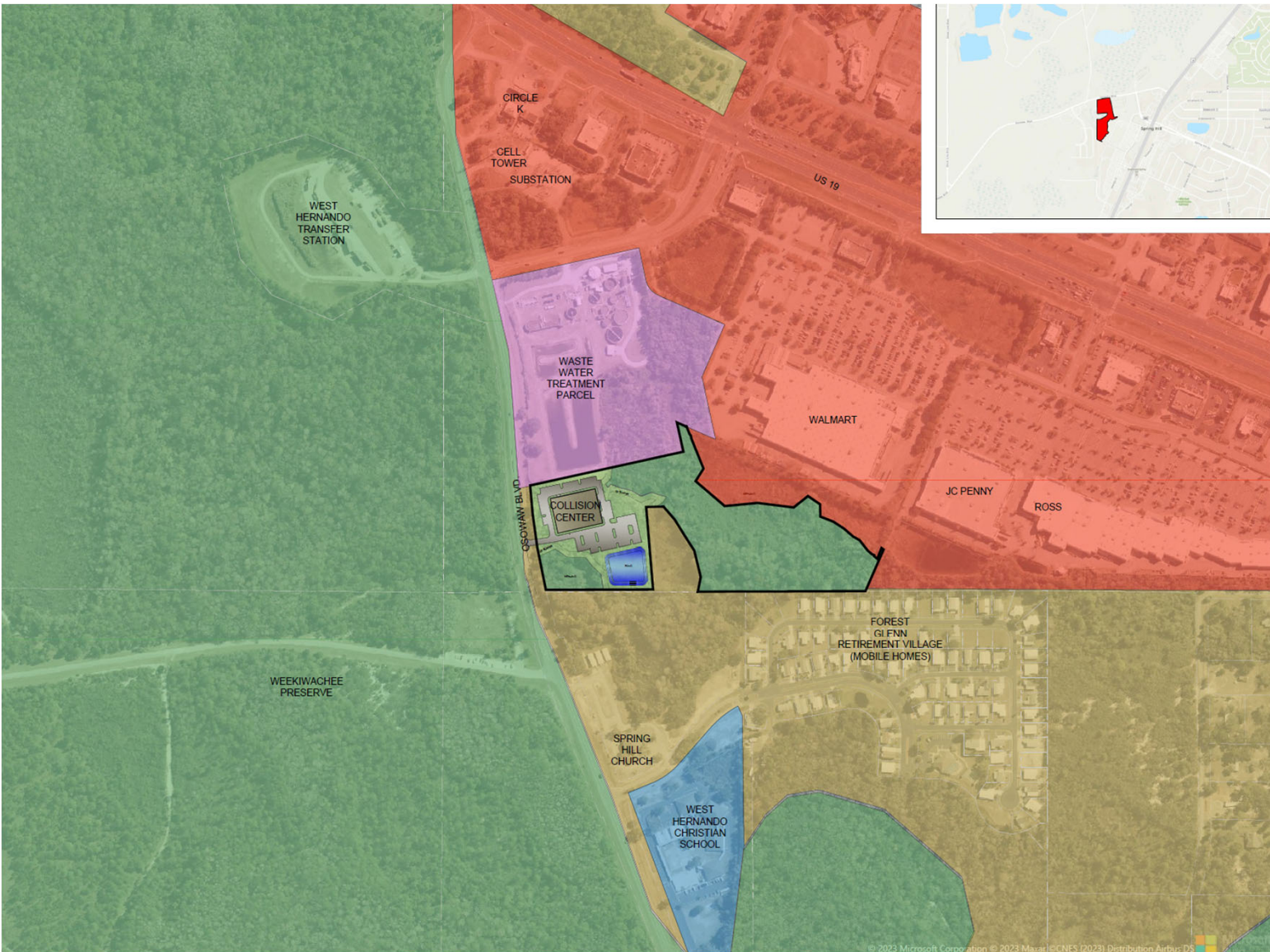
- ▶ Specific C-4 Use for up to 30,000 sq. ft. automotive collision center.
- ▶ The collision repair industry has been rapidly evolving and are nothing like the auto body shops of the past. The proposed collision center specializes in services with strategic innovations changing the way that repairs are processed. The dust, smell, fumes, and sounds of the past are generally non-existent.

Adjacent FLU and Zoning

- ▶ The proposed Commercial Future Land Use designation is compatible with the Future Land Use of the surrounding Parcels and Consistent with the Hernando County Comprehensive Plan.
- ▶ The proposed Zoning of Planned Development Project - Highway Commercial (PDP(HC)) with specific use and Conservation is compatible with the surrounding Zoning.

Table 2: Adjacent Future Land Use, Zoning, and Existing Uses

Direction	FLU Category	Zoning District	Existing Use
North	Conservation	Conservation	Weekiwachee Preserve
East	Commercial	PDP (GC) and Public Service Facility (PSF)	Shopping Center and Hernando County Sewage Processing
South	Commercial	PDP (GC)	Shopping Center
West	Residential	PDP (GHC), PDP (MH)	Church and Mobile Home Park



FUTURE LAND USE LEGEND

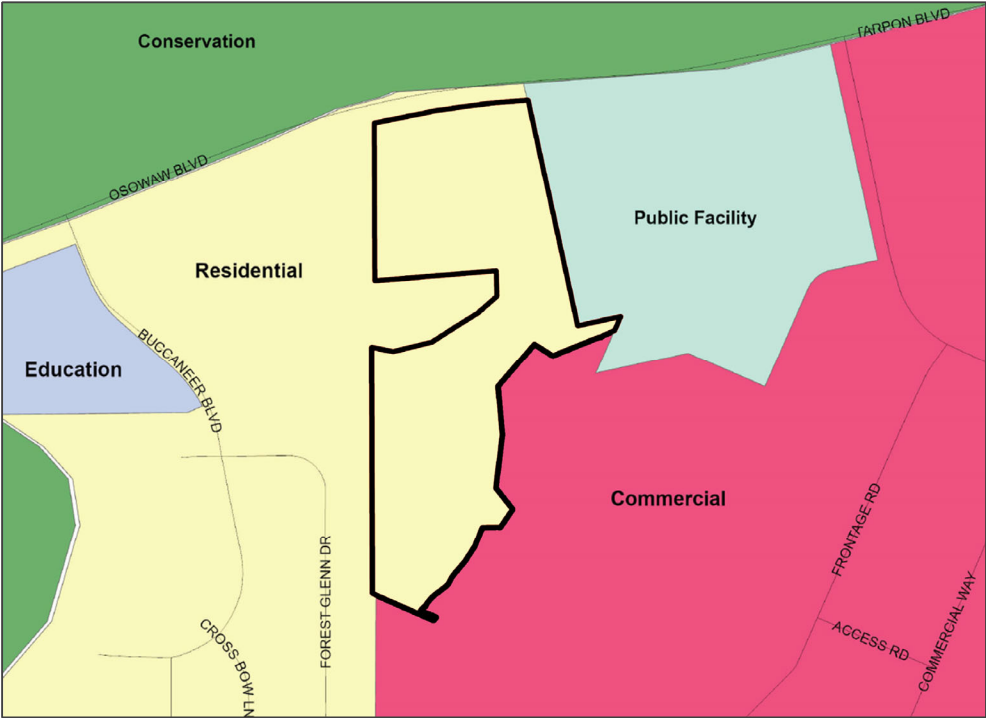
- COMMERCIAL
- CONSERVATION
- EDUCATIONAL
- PUBLIC FACILITY
- RESIDENTIAL

- The proposed Commercial FLU is within the boundary of an existing Commercial Node.
- **Compatible** with Commercial Land Use to the south and east and with Public Facility to the east.

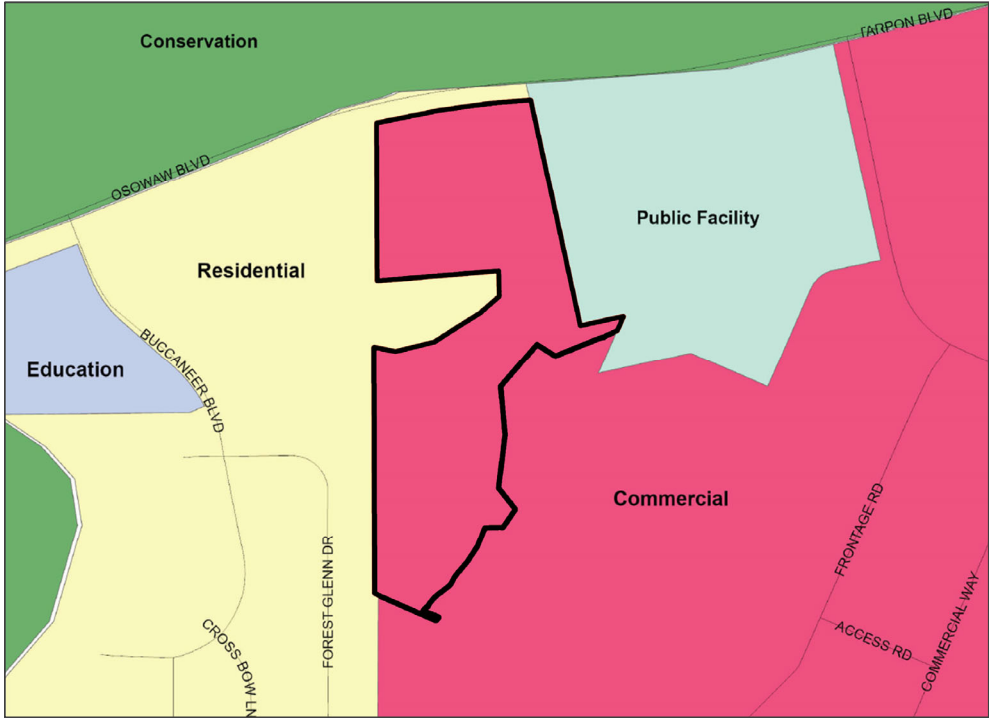


Future Land Use (FLU) Map

➤ Existing FLU - Residential

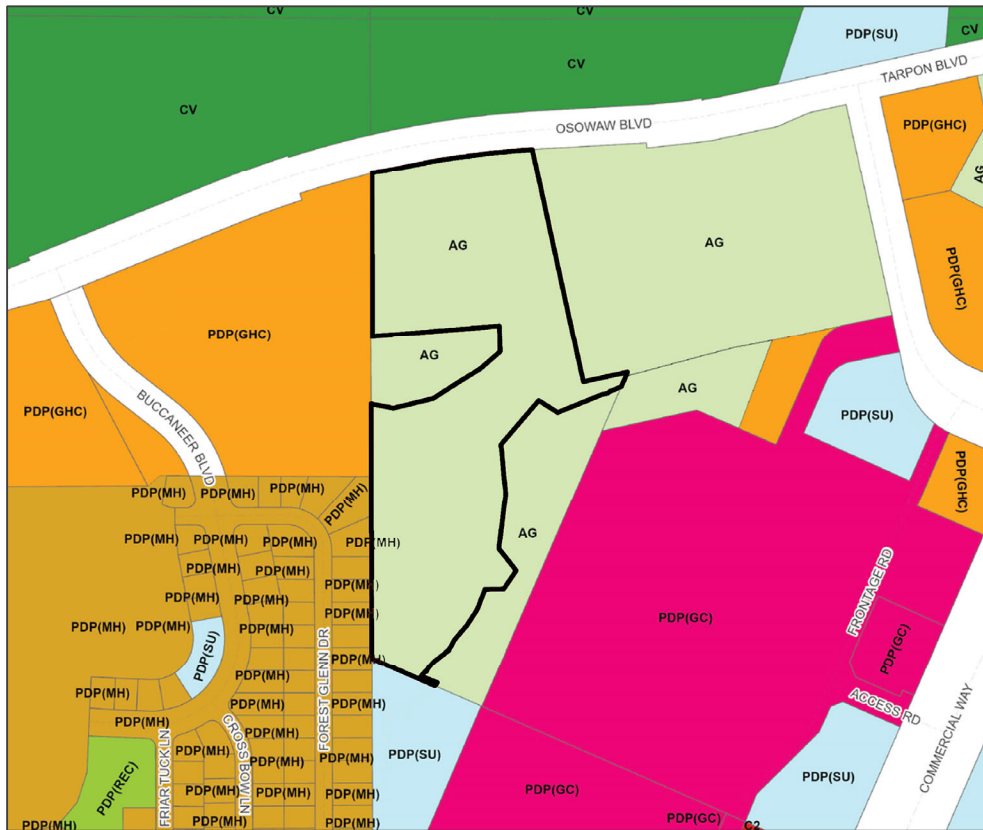


➤ Proposed FLU - Commercial

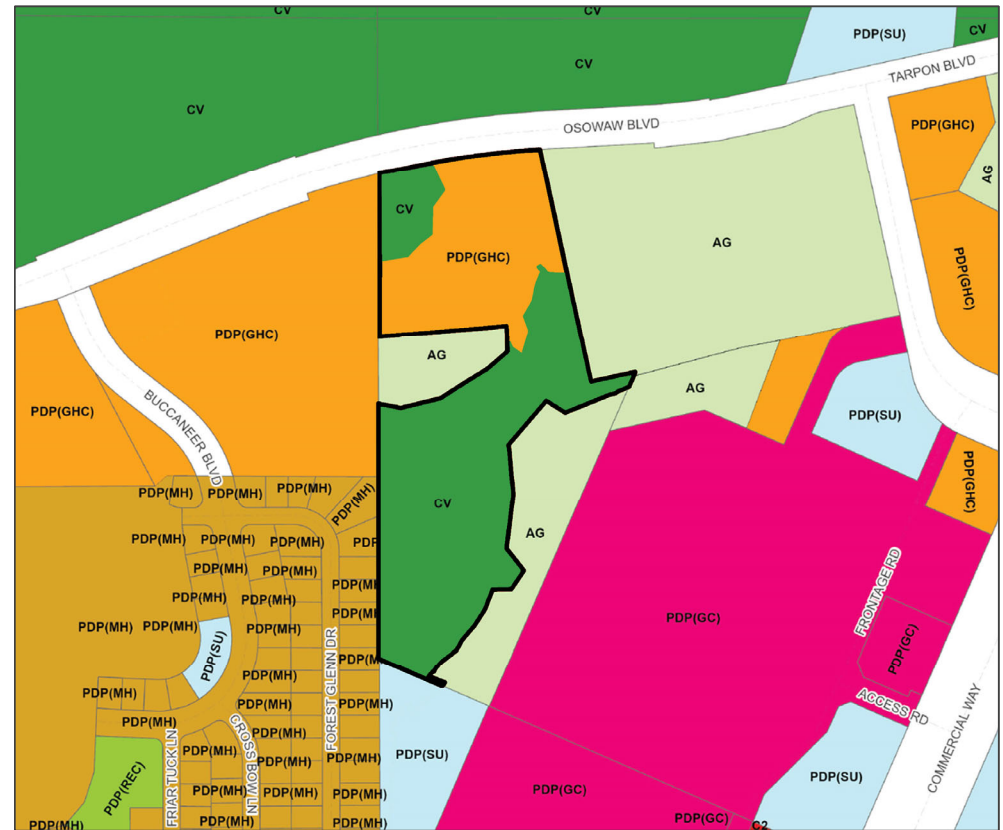


Zoning Map

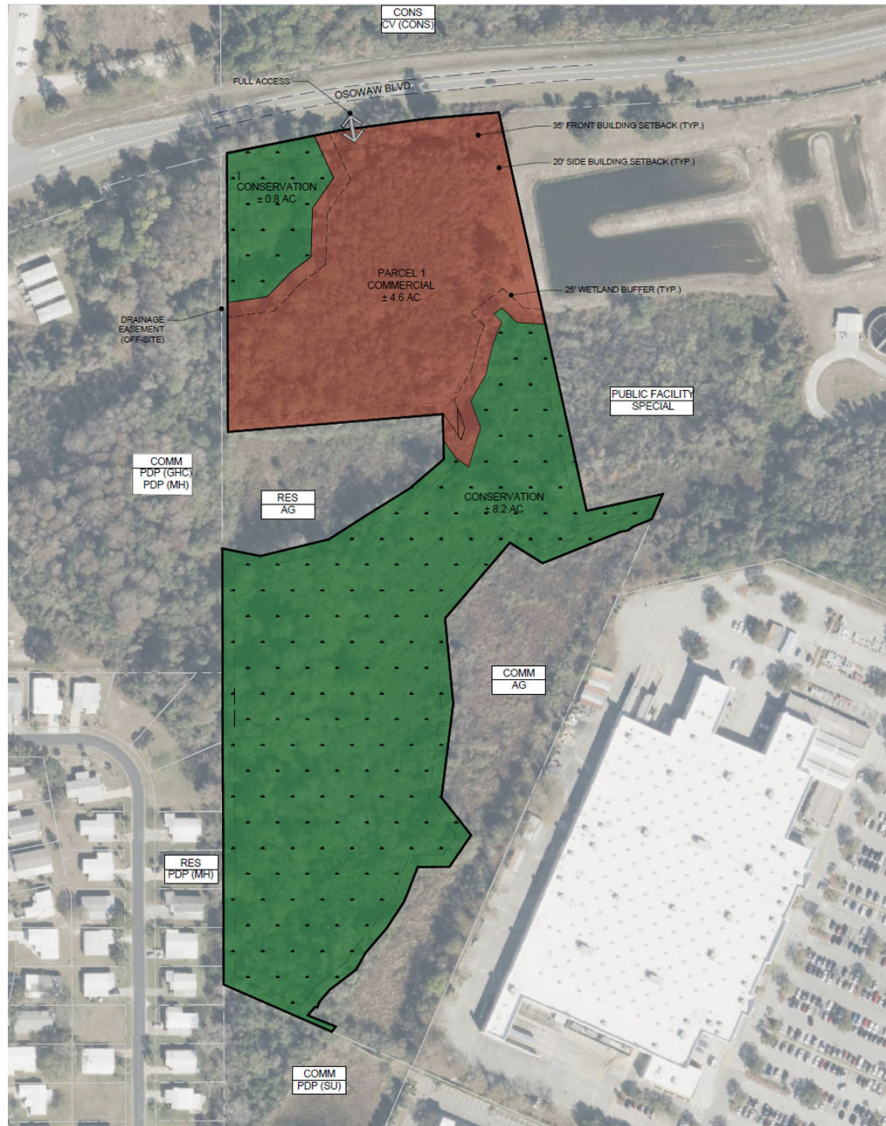
➤ Existing Zoning- Agricultural



➤ Proposed Zoning - PDP(General Highway Commercial) and Conservation



Site Plan Development Standards

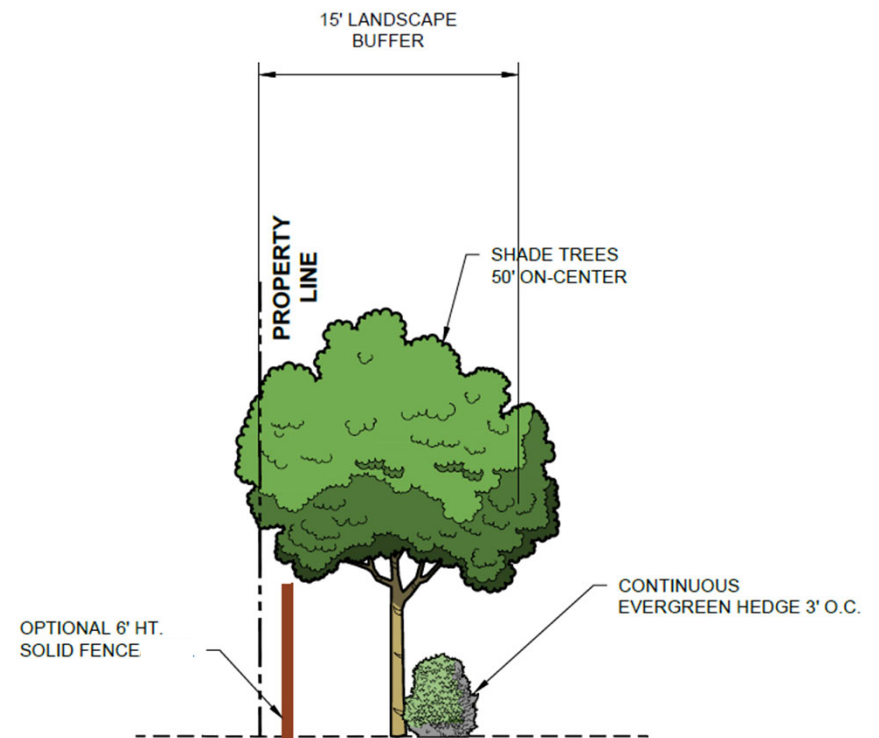


Description	Acres	Sq.ft.
Total Site Area	13.6 acres	
Wetlands	9 acres	
Developable Area	4.6 acres	
Commercial		30,000 sq. ft. (max)

Description	Feet
Front Building Setback	35'
Side Building Setback	20'
Rear Building Setback	35'
Maximum Height	60'
Landscape Buffer	15'
Wetland Buffer	25'

Landscape Buffering

- Proposed enhanced landscape buffering with fencing around west boundary/vehicular area.
- Stormwater ponds strategically placed to create additional buffering.
- Existing wetland and vegetation will be retained to the greatest extent possible to create a natural buffer.
- Building strategically located on east side of the property.



Conceptual Plan





Operation of Modern Collision Center

- ▶ **PAINT FUMES AND OVERSPRAY** - The VOCs in the primers, sealers, base and clear coats have been greatly reduced over the past 10 years. The products applied are much thinner and dry very quickly. This reduces the possibility of paint overspray floating into neighboring properties. Most of the base coats used on today's vehicles are waterborne product. The technology for applying paint products also greatly reduces the amount of product that winds up in the air. Modern spray booths with multiple filters prevent any paint from leaving the booths.
- ▶ **DUST** - Most modern collision repair centers utilize equipment that produce dust-free sanding. They are quieter and cleaner than the old conventional way. You can actually sand a vehicle and not get dust on your clothing
- ▶ **NOISE** - With the new types of metal as well as the factory bonding procedures you no longer use a torch or air chisel to remove damaged structural parts. These are more surgically removed with plasma cutting or by drilling out factory spot welds.
- ▶ **SALVAGED PARTS** - Most of the parts removed from damaged vehicles are now recycled. This includes cardboard, plastic, urethane bumpers and numerous types of metal. These are kept out of site in a holding area and removed regularly.
- ▶ **REPAIR AREA** - All repairs are performed inside of a closed, air-conditioned facility. No damaged vehicles are stored out-front or in plain sight of the location.

Modern Collision Center



METAL BUILDING WITH ATTRACTIVE FAÇADE INCLUDING STACKED STONE



***** PHOTOS TAKEN DURING HOURS OF OPERATION *****

Wal-Mart Auto Care Center & Receiving Docks

