

# SMALL SCALE COMPREHANSIVE PLAN AMENDMENT

## CASE CPAM-23-01

### STAFF REPORT

#### RECOMMENDATIONS/ACTIONS

##### STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION

APRIL 1, 2024

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 listed in **Appendix A** of this Staff Report.

##### PLANNING AND ZONING COMMISSION ACTION

JUNE 10, 2024

It is recommended that the Board of County Commissioners review the proposed amendment and recommend approval to the Local Planning Agency and the Board of County Commissioners listed in **Appendix B** of this Staff Report.

**INTRODUCTORY INFORMATION:**

**HEARINGS:** Planning & Zoning Commission: June 10, 2024  
Local Planning Agency: July 30, 2024  
Board of County Commissioners: July 30, 2024

**APPLICANT:** Glen Lakes Commons, LLC

**FILE NUMBER:** CPAM2301

**REQUEST:** Small Scale Comprehensive Plan Amendment to amend the Future Land Use Map for a 6.9 acre tract (MOL) from Residential to Commercial

**GENERAL LOCATION:** West of Commercial Way and south of Glen Lakes Boulevard

**PARCEL KEY NUMBERS:** 340214, 1353635

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**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 combined 6.9 acre (MOL) tract.

This application is a companion application to a rezoning petition filed by the petitioner (H2319) that will enable the petitioner to develop two (2) parcels, totaling 6.9 acres (4.6 acres and 2.3 acres) with commercial retail uses. The proposed two (2) parcels have an intervening parcel utilized as a driveway which is owned by a separate entity and not subject to this request.

**Site Characteristics**

**Total Site Size:** 6.9 acres

**Surrounding Zoning:** North: PDP(GC); Commercial  
South: AG, C-2; Undeveloped  
East: C-2; Convenient Store, Mobile Home Park  
West: AG; Single Family, Undeveloped

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

**Current Zoning:** AG (Agriculture)

**IMPACTS OF PROPOSED AMENDMENT**

According to the Hernando County Comprehensive Plan, properties that are classified as residential on the Future Land Use Map can have up to 22 dwelling units per acre. The parcel totals 6.9 acres and is currently zoned AG (Agriculture). As an AG (Agricultural) parcel it would be allowed one unit per parcel. With its current Residential Future Land Use designation, the property owner would be eligible for a zoning change to a residential use with up to 22 units per acre (151 units).

The amendment from residential to commercial could generate 105,197 square feet of nonresidential development based on an average buildout of 0.35 Floor Area Ratio (FAR), in accordance with the Commercial Future Land Use category. These density and intensity calculations do not take into consideration any mixed-use development proposals, zoning conditions of approval, or site constraints such as environmental considerations, access, and other land development requirements.

**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.

**Commercial Strip Development**

**Strategy 1.04G(6):** The existing areas of strip commercial development depicted on the Future Land Use Map include U.S. Highway 19 from County Line Road north to SR-50 and the SR-50 corridor from Oak Hill Hospital to Colorado Street.

**Strategy 1.04G(7):** A scattered unplanned commercial development pattern shall be discouraged. A development pattern of strip commercial is not desirable, and the creation of new strip commercial areas is not allowed with the exception of infill development that reduces the need for additional curb cuts and provides for a frontage road, or cross access. Other than infill, the establishment of new commercial areas or expansion of existing commercial areas is expected through the use of commercial nodes or mixed use projects using the planned development review process that support the commercial component and minimize curb cuts.

**Staff Analysis:** The subject property is adjacent to a commercial node and existing commercial zoning and land uses; furthermore, along an arterial roadway. The proposed use of the property is for commercial retail uses. The proposed use would generate less traffic than the potential 151 units the site could accommodate. No significant impacts to the transportation network or the environment are anticipated from this amendment.

**FINDINGS OF FACT**

The request for a small-scale amendment is compatible with the surrounding land uses and consistent with the Comprehensive Plans strategies for Commercial Land Uses.

**APPENDIX A  
STAFF RECOMMENDATION TO PLANNING AND ZONING  
COMMISSION**

**APPENDIX A – STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION**

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.

**APPENDIX B  
PLANNING AND ZONING COMMISSION  
RECOMMENDATIONS**

**APPENDIX B – PLANNING AND ZONING COMMISSION ACTION**

On the June 10, 2024, meeting, the Planning and Zoning Commission reviewed the proposed amendment and recommend approval to the Local Planning Agency and the Board of County Commissioners.