# HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-23-316 Official Date Stamp:

Received
JUN 07 2023
Planning Department
Hernando County, Florida

Application to Change a Zoning Classification

**Application request** *(check one)*:
Rezoning ☐ Standard ☑ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other
**PRINT OR TYPE ALL INFORMATION**

Date: 6/2/2023

**APPLICANT NAME:** Raysor Ventures, LLC
Address: 19046 Bruce B. Downs Boulevard, #308
City: Tampa State: FL Zip: 33647
Phone: (813) 535-6662 Email: michael@fwdplanning.com
**Property owner's name:** *(if not the applicant)* Huntley Holdings, LLC

**REPRESENTATIVE/CONTACT NAME:** Justyna Gale, Vice President of Planning
Company Name: Forward Planning & Design, LLC
Address: 19046 Bruce B. Downs Boulevard, #308
City: Tampa State: FL Zip: 33647
Phone: (352) 514-6158 Email: justyna@fwdplanning.com

**HOME OWNERS ASSOCIATION:** ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

**PROPERTY INFORMATION:**

1. PARCEL(S) **KEY** NUMBER(S): R29 223 17 2608 0000 0031
2. SECTION 29, TOWNSHIP 23, RANGE 17
3. Current zoning classification: Agricultural (AG)
4. Desired zoning classification: Planned Development Project (General Commercial) and Conservation
5. Size of area covered by application: 13.6 acres
6. Highway and street boundaries: Osowaw Blvd.
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☑ No
8. Will expert witness(es) be utilized during the public hearings? ☑ Yes ☐ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☑ No (Time needed: )

**PROPERTY OWNER AFFIDIVAT**

I, Michael D. Raysor, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (**check one**):

☐ I am the owner of the property and am making this application **OR**

☑ I am the owner of the property and am authorizing *(applicant)*: Raysor Ventures, LLC and *(representative, if applicable)*: Justyna Gale, Vice President of Planning to submit an application for the described property.

*Signature of Property Owner*

***STATE OF FLORIDA***
***COUNTY OF ~~HERNANDO~~ HILLSBOROUGH***
The foregoing instrument was acknowledged before me this 3rd day of June, 2023, by ***Michael D. Raysor*** who is personally known to me or produced FL DL as identification.

Signature of Notary Public

SIMPLE DALSANIA
Notary Public - State of Florida
Commission # HH 147983
My Comm. Expires Sep 13, 2025
Bonded through National Notary Assn.

*Notary Seal/Stamp*

Effective Date: 11/8/16 Last Revision: 11/8/16

Forward
Planning & Design

Received
JUN 07 2023
Planning Department
Hernando County, Florida

# Osowaw Parcel PDP (General Commercial) and Conservation Amendment Narrative

## 1.0 Introduction

The Applicant, Raysor Ventures, LLC, is requesting a rezoning amendment from Agricultural (AG) to Planned Development Project District- General Commercial (PDP(GC)) and Conservation (CV) Zoning District on approximately 13.6 acres of land located adjacent to and south of Osowaw Boulevard and west of Commercial Way (US Hwy. 19). This application requests approval of a Planned Development Project District (General Commercial) on approximately 4.6 upland acres with a specific C-2 use for Collision Center and Outdoor Storage, and Conservation Zoning District over the wetland areas, approximately 9.0 acres. There will be a concurrent Small Scale Comprehensive Plan Amendment from Residential to Commercial on 4.6 acres and Conservation on 9.0 acres being processed concurrently.

A Pre-Application meeting was held with Omar DePablo on May 24, 2023.

## 2.0 Existing Conditions

**Table 1: Existing Site Information**

| | |
|---|---|
| **Parcel Key:** | 01695419 |
| **Parcel #:** | R29 223 17 2608 0000 0031 |
| **Gross Acreage:** | 13.6 acres |
| **Estimated Wetlands:** | ±9.0 acres |
| **Net Developable Area:** | ±4.6 acres |
| **Future Land Use Category:** | Residential |
| **Proposed Future Land Use Category:** | Commercial and Conservation |
| **Existing Zoning:** | Agricultural (AG) |
| **Proposed Zoning** | PDP (GC) with specific C-2 use and CV |
| **Special Overlay District:** | None |

### 2.1 Existing Future Land Use

The current Future Land Use Designation is Residential. The Residential Category allows primarily single-family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. The Gross Residential Density shall not exceed 22 DU/Ac. The Residential Category includes zoning for multi-family housing generally averaging between 7.5 to 22 dwelling units an acre to provide a diversity of housing choices.

This application requests a Small-Scale Comprehensive amendment from Residential to Commercial on the upland acreage and Conservation on the wetland acreage.

### 2.2 Existing Zoning

Currently, the Zoning designation for the subject site is Agricultural (AG) District. The AG District is designed to promote and encourage the conservation and utilization of agricultural land, as well as the preservation of the open character land. The AG District only allows for low-density single-family residential and does not permit multi-family/ townhome development.

This application requests a rezoning amendment from AG District to Planned Development Project District - General Commercial [PDP (GC)] with a specific C-2 use for Collision Center and Outdoor Storage.

### 2.3 Existing Site Conditions

The project Parcel is currently vacant. It is located to the south of Osowaw Boulevard. Osowaw Boulevard is a paved two-lane collector without sidewalks with approximately 112' Right-of-Way (ROW).

The Parcel is relatively flat with less than 5 foot of change in elevation. Wetlands are located on approximately 9 acres of the southern and western portions of the site with associated Floodplain Zone "AE". There is no reported sinkhole activity on-site according to Hernando County Central GIS.

### 2.4 Adjacent Future Land Use and Zoning

The proposed Planned Development Project District General Commercial [PDP (CG)] and Conservation Zoning District is compatible with the Future Land Use and Zoning of the surrounding Parcels.

The adjacent Parcels located to the east and south along Commercial Way are zoned PDP (General Commercial). The adjacent site is a shopping center that is anchored by several tenants including Walmart, JC Penny, Best Buy, Pet Smart, Aldi, and several other retailers. The Hernando County Sewage Processing Plant is also located to the east of the subject Parcel.

The Parcels to the west are zoned PDP (GHC) and PDP (MH). There is a Church and the Forest Glen Retirement Village manufactured home community located to the west. The area located to the north is Conservation and is the Weekiwachee Preserve.

**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 |

## 3.0 Proposed Development

### 3.1 Overview

This application requests a rezoning amendment from the AG District to Planned Development General Commercial District [PDP (GC)] with a specific C-2 use for Collision Center and Outdoor Storage for approximately 4.6 upland acres, and Conservation on approximately 9 acres of wetlands. The total site is approximately 13.6 acres with an estimate of 9 acres of wetlands located on the southern and western portions of the Parcel. This proposed development will provide for an enhanced 15' landscape buffer around the perimeter of the upland portion of the Parcel.

### 3.2 Consistency with the Comprehensive Plan

The proposed amendment to PDP(GC) is consistent with the Comprehensive Plan's Strategy 1.04B(5) as follows:

(a) The site is located close to the commercial shopping center to the east along Commercial Way/US 19. The proposed PDP (GC) and Conservation Zoning are also a good transitional use from the Commercial to the east, and the church and mobile home park located to the west of the project site. No building within 100 feet of any single-family district residential district property line shall be more than 20 feet in height. The proposed commercial building will also be buffered by the wetlands and stormwater ponds from the residential property to the west.

(b) The site is located on and has direct access to Osowaw Boulevard which is a collector roadway.

(c) The site is located in an area with appropriate infrastructure and services capacity including police, fire, emergency medical services, potable water utility supply, sewer utility supply, and school facilities.

(d) The proposed development will preserve on-site wetlands with no impacts proposed. The development will also preserve environmental and archaeological resources found on the site. All of the wetlands are proposed to have a Future Land Use designation of Conservation.

(e) A PDP(CG) and Conservations zoning will provide a good transitional use from the Commercial located to the east and will be buffered from the adjacent mobile home park development to the west.

### 3.3 Development Standards

The application package provides a PDP (CG) and Conservation Zoning District Master Plan. The stormwater ponds will be designed along the west project boundary to act as an additional buffer to the adjacent residential neighborhood to west. The upland perimeter landscape buffers will be enhanced and widened to 15', which is beyond the required buffer per Hernando County standards.

The proposed development standards will comply with PDP (General Commercial) standards and are summarized below in Table 4.

**Table 4: Development Standards**

| | |
|---|---|
| Front Yard Setback/ Front Building Setback | 35' |
| Side Yard Setback/ Side Building Setback | 20' |
| Rear Yard Setback/ Rear Building Setback | 35' |
| Perimeter Landscape Buffers | 15' |
| Maximum Building Height* | 60' |
| Maximum Building Coverage | 45% |

*No building within 100 feet of any single-family district residential district property line shall be more than 20 feet in height.

### 3.4 Utilities/Infrastructure

Utility service will be connected to Hernando County facilities located in the Osowaw Blvd. right-of -way. The utility lines include a 6" sanitary sewer force main and 8" potable water main. No significant impacts to infrastructure are anticipated and will be fully evaluated at the building permit review stage.