

# Osowaw Parcel Rezoning and Small Scale Comprehensive Plan FLU Map Amendment

Planning and Zoning Commission  
October 9, 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.
- ▶ Specific C-4 Use for a 30,000 sq. ft. automotive collision center.
- ▶ 9 acres of the overall site are wetlands and will be designated Conservation.
- ▶ Corresponding Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (FLU) from Residential to Commercial.

# Adjacent FLU and Zoning

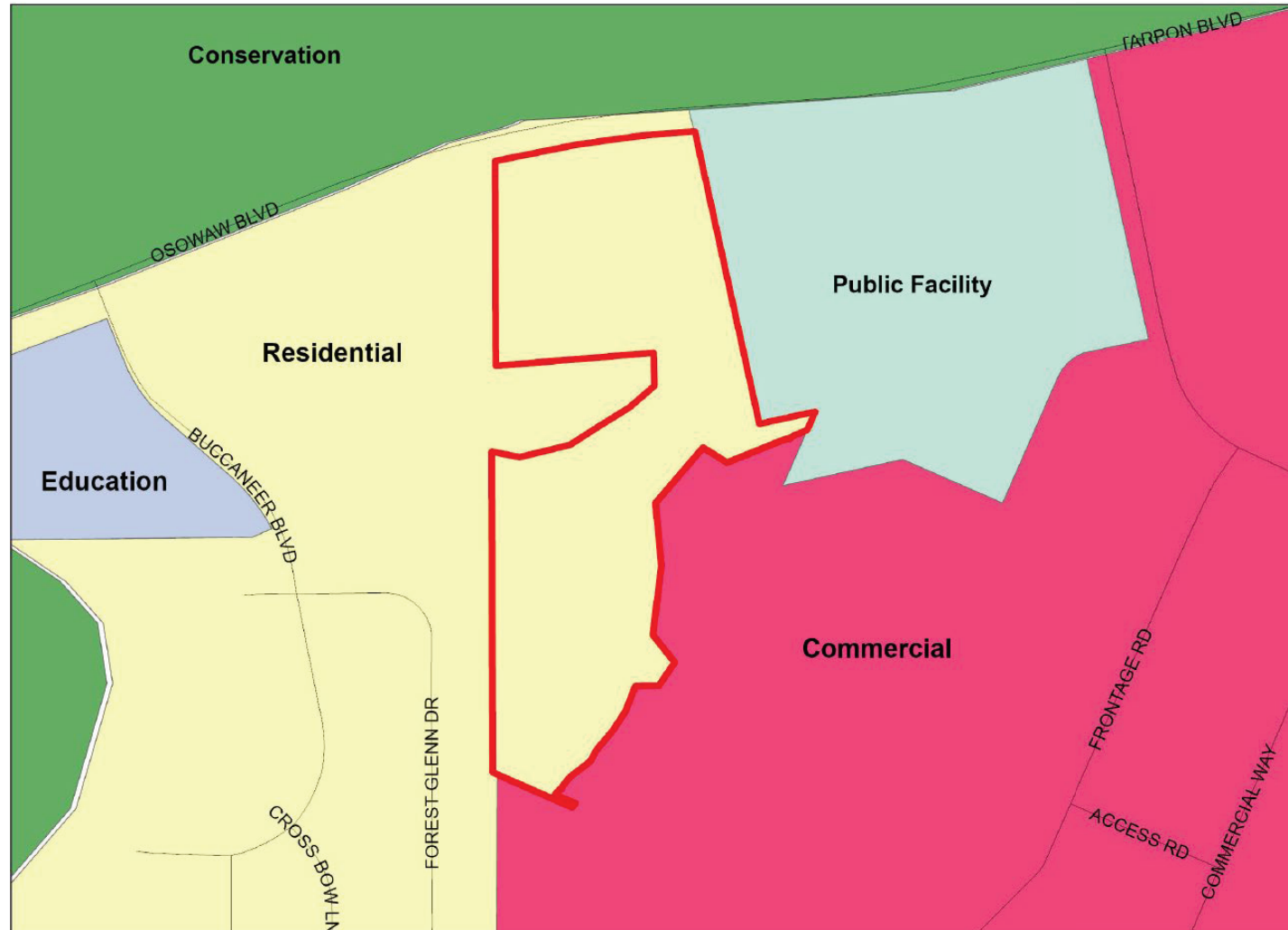
- ▶ The proposed Commercial Future Land Use designation is compatible with the Future Land Use of the surrounding Parcels and Consistent with the Hernando County Comprehensive Plan.
- ▶ The proposed Zoning of Planned Development Project - Highway Commercial (PDP(HC)) with specific use and Conservation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

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

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

# Hernando County Future Land Use (FLU) Map

- Existing FLU- Residential
- Proposed FLU - Commercial
- Commercial FLU is consistent with Commercial Land Use to the South and east and compatible with Public Facility to the east.

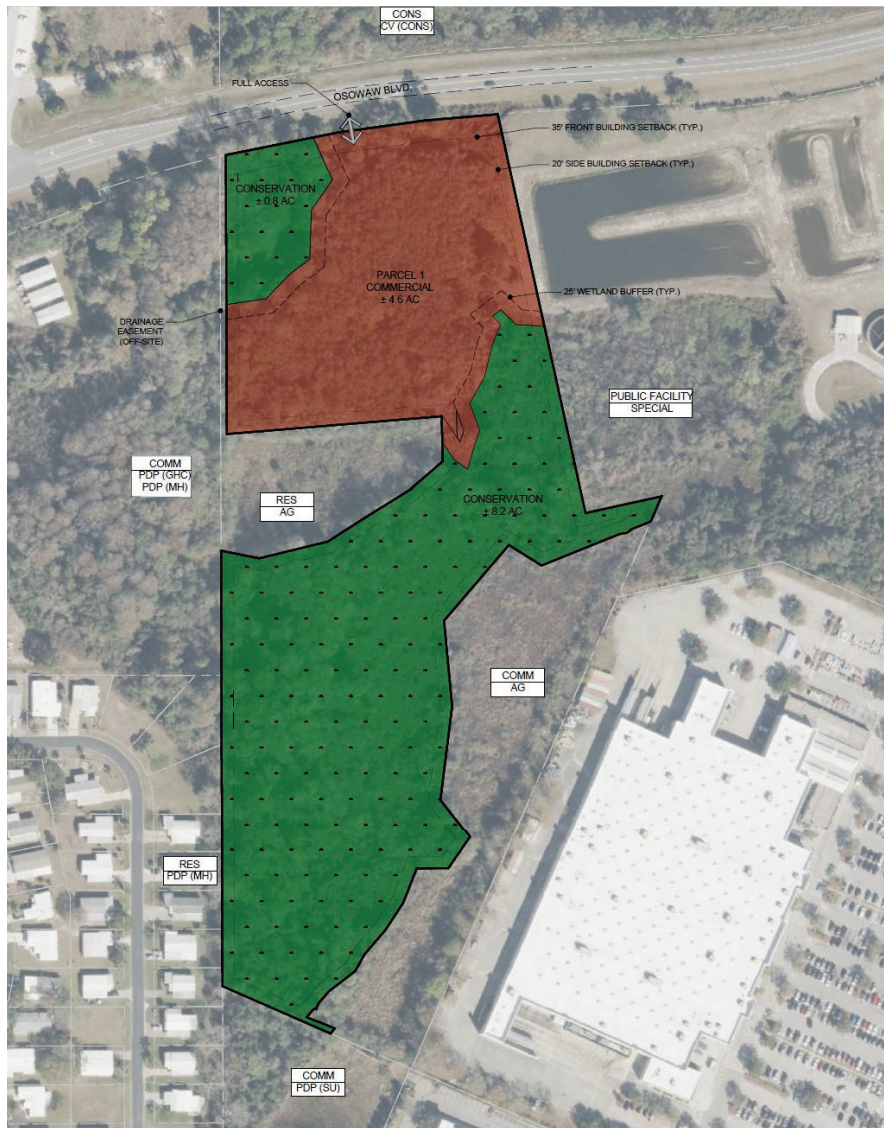


# Hernando County Zoning Map

- Existing Zoning- Agricultural
- Proposed Zoning-
  - PDP(Highway Commercial) with Specific C-4 Use - 4.6 acres
  - Conservation- 9 acres
- Consistent with PDP (GHC) and PDP(GC) located to the east, west, and south.







# PDP(HC) and Conservation Site Plan

## DEVELOPMENT INFORMATION

DESCRIPTION	ACRES	SQUARE FT.
TOTAL SITE AREA	13.6	
ESTIMATED WETLANDS	4.6	
ESTIMATED NET DEVELOPABLE AREA	9.0	
ESTIMATED OPEN SPACE	10%	
ESTIMATED COMMERCIAL SF (PARCEL1)		30,000
ESTIMATED OUTDOOR STORAGE (PARCEL1)	1 AC (MAX)	

## DEVELOPMENT STANDARDS AND SETBACKS

DESCRIPTION	FEET
FRONT YARD SETBACK/ FRONT BUILDING SETBACK	35'
SIDE YARD SETBACK/ SIDE BUILDING SETBACK	20'
REAR YARD SETBACK/ REAR BUILDING SETBACK	35'
MAXIMUM BUILDING HEIGHT	60'
PERIMETER LANDSCAPE BUFFER (UPLAND AREAS)	15'

# Conceptual Plan

