

Board of County Commissioners

CPAM-23-05 & H-23-59

March 12, 2024 – John Law Ayers Commission Chambers, Hernando County



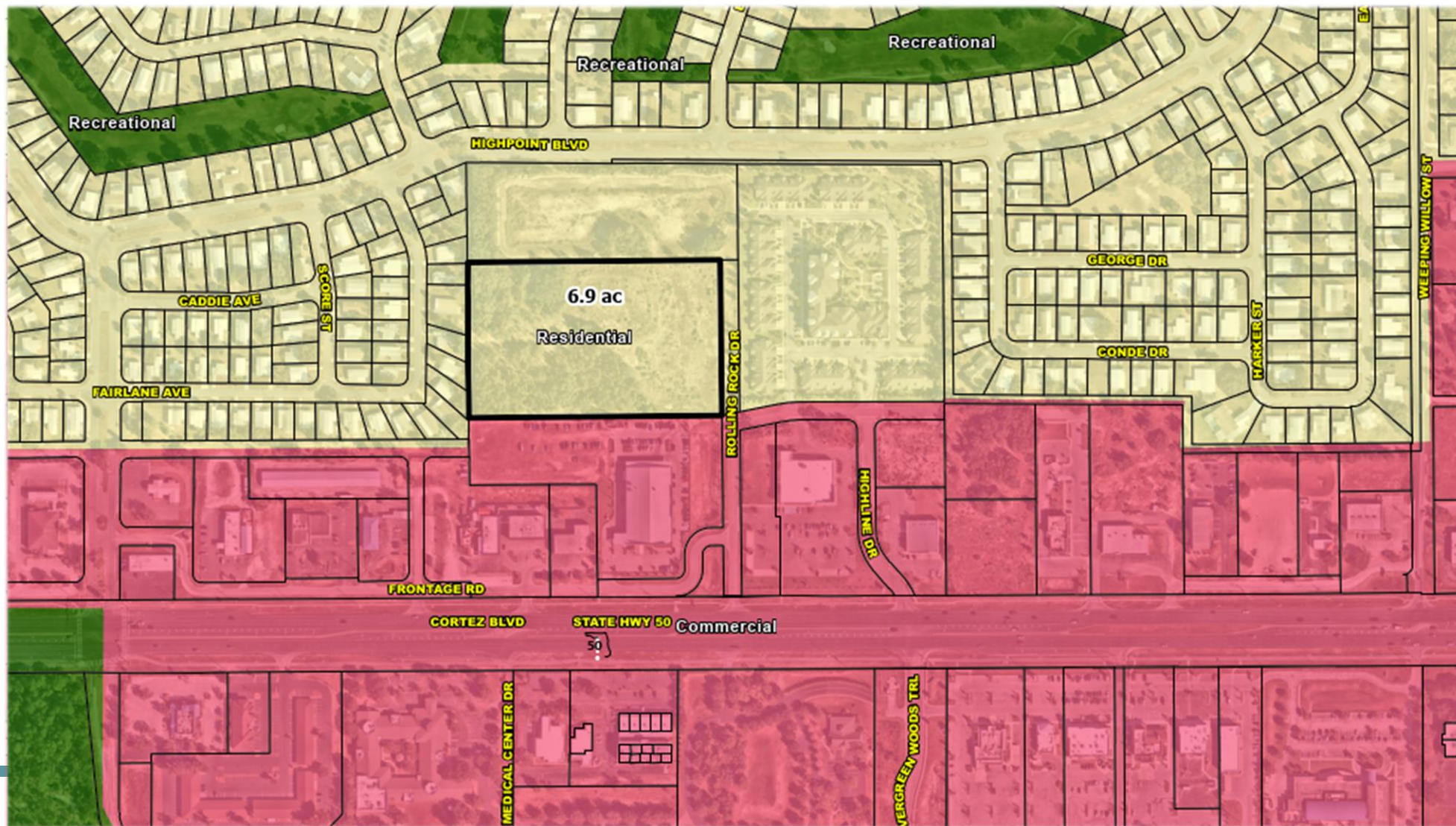
CPAM-23-05

SMALL SCALE COMPREHENSIVE PLAN AMENDMENT

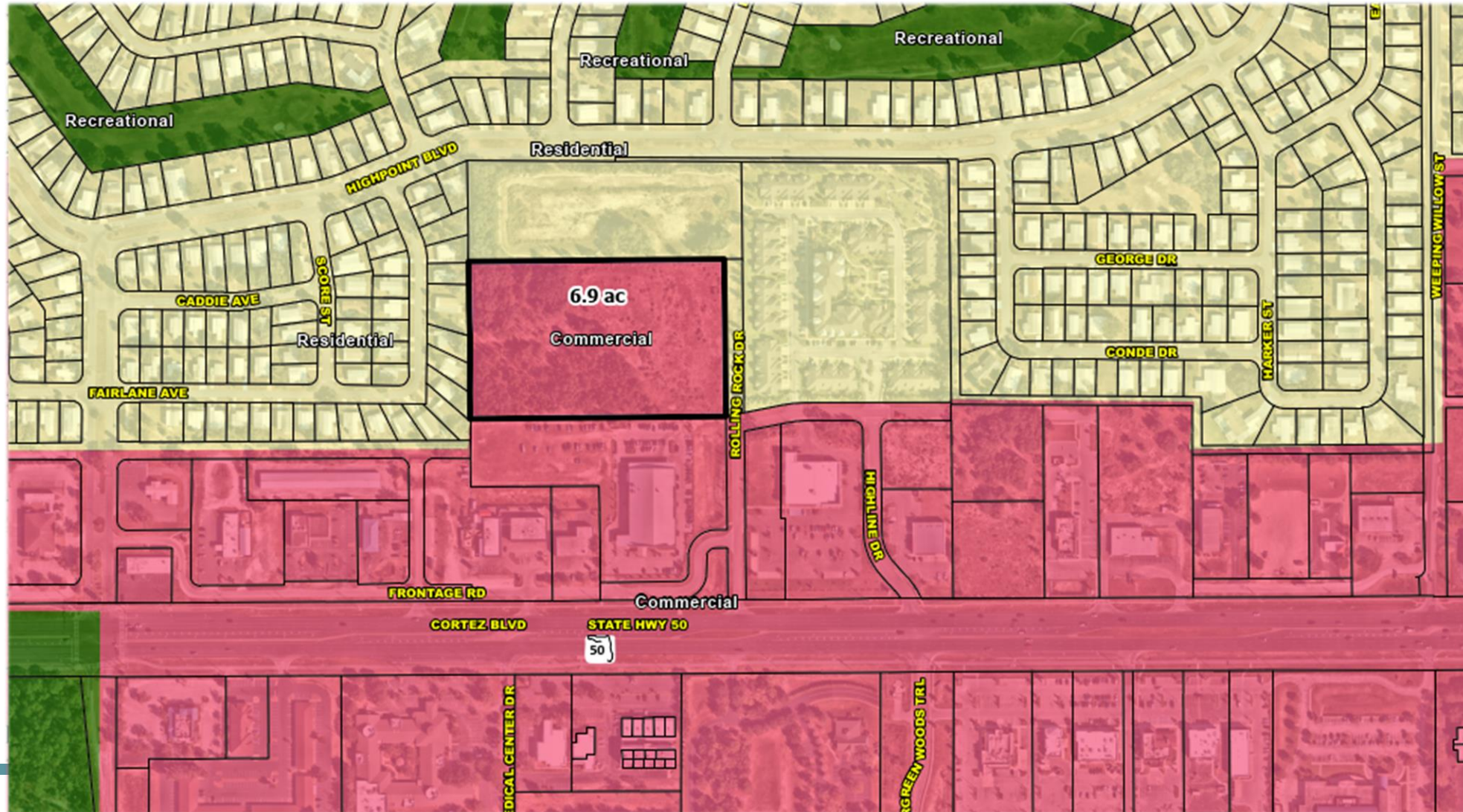
LOCATION



CURRENT FUTURE LAND USE



PROPOSED FUTURE LAND USE

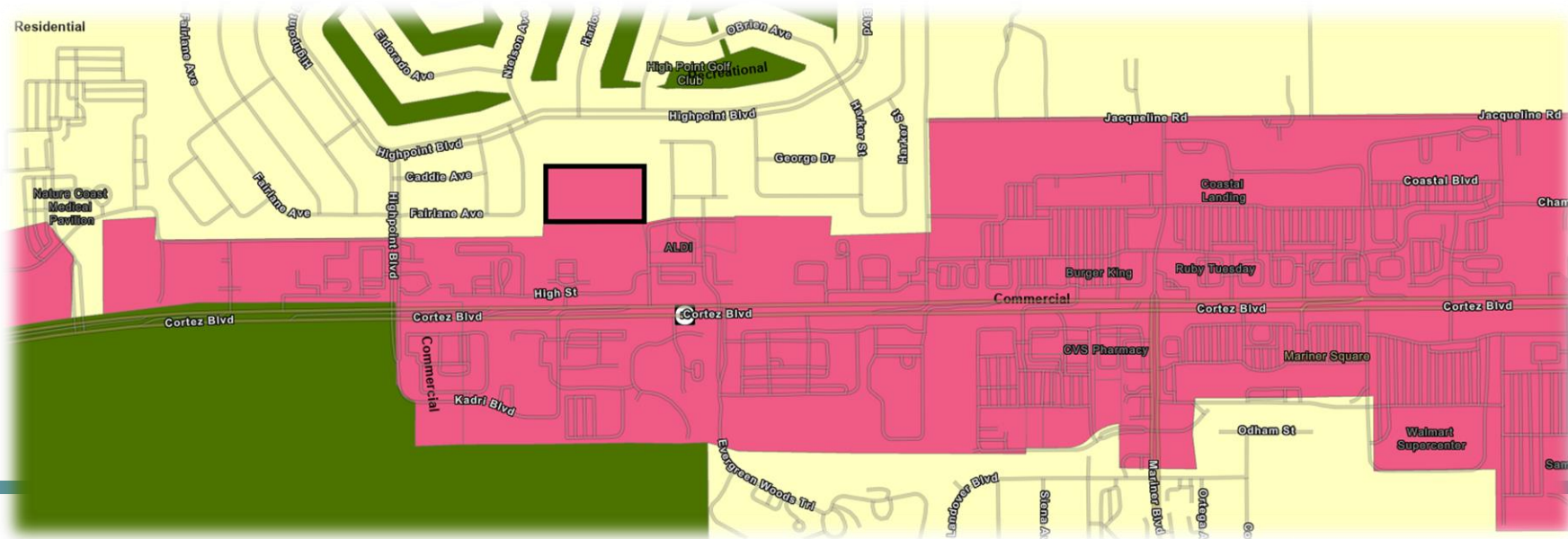


COMPANION APPLICATION

This application is a companion application to a
rezoning petition – H-23-59
Single story climate control self-storage facility

COMPREHENSIVE PLAN CONSISTENCY

- **Future Land Use Map**
 - STRATEGY 1.04A(6) – PROVIDING COMMERCIAL USES ALONG MAJOR CORRIDORS
- **Commercial Category**
 - OBJECTIVE 1.04G: LOCATING COMMERCIAL DEVELOPMENT ALONG MAJOR CORRIDORS
- **Commercial Strip**
 - STRATEGY 1.04G(6) & (7): MAINTAIN STRIP COMMERCIAL IN EXSITING STRIP COMMERCIAL AREA OF SR 50 (CORTEZ ROAD) BETWEEN OAK HILL HOSPITAL AND COLORADO STREET (FURTHER TO THE EAST)



STAFF RECOMMENDATION

1 ANALYSIS

Property is adjacent to a commercial corridor, concurrent rezoning for a climate controlled self-storage facility with outdoor storage.

No significant impacts to the transportation network or the environment **are anticipated from this amendment.**

2 FINDINGS

The subject property is **consistent** with the **strategies for the surrounding parcels**

The request is **consistent** with the strategies for the **Commercial land use** category.

the small-scale amendment is **consistent** with the **Comprehensive Plan**

3 RECOMMENDATION

The Planning and Zoning Commission review the proposed amendment and **recommended approval** of the small-scale amendment.

THANK YOU



H-23-59

REZONING
FROM PDP(MF)
TO PDP(SU) & (CG)

LOCATION

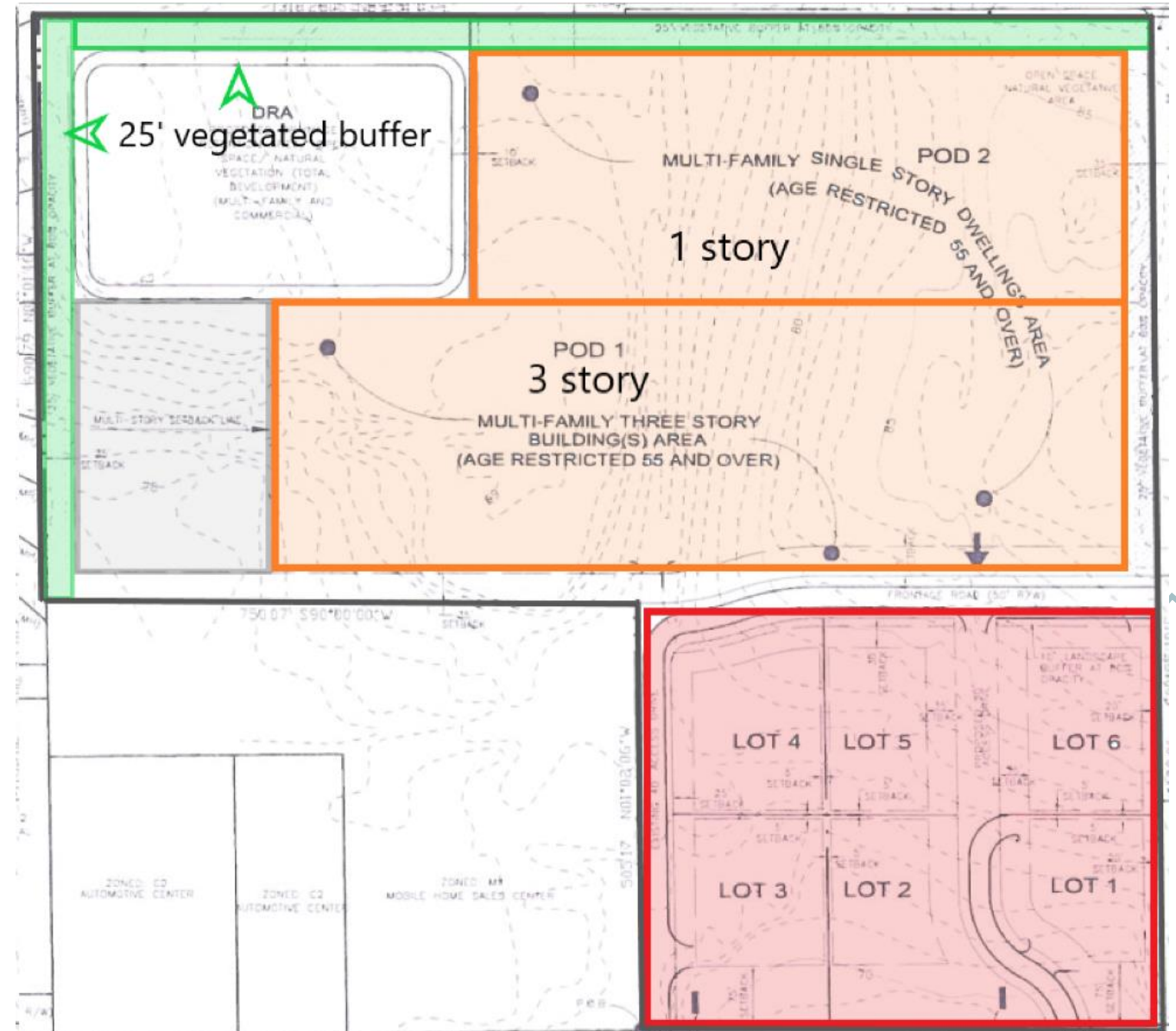


REQUEST – CURRENT

Rezoning from Planned
Development Project (Multi-
Family) 16 un/ac.

to

Planned Development Project
(Special Use) & (Commercial
General)



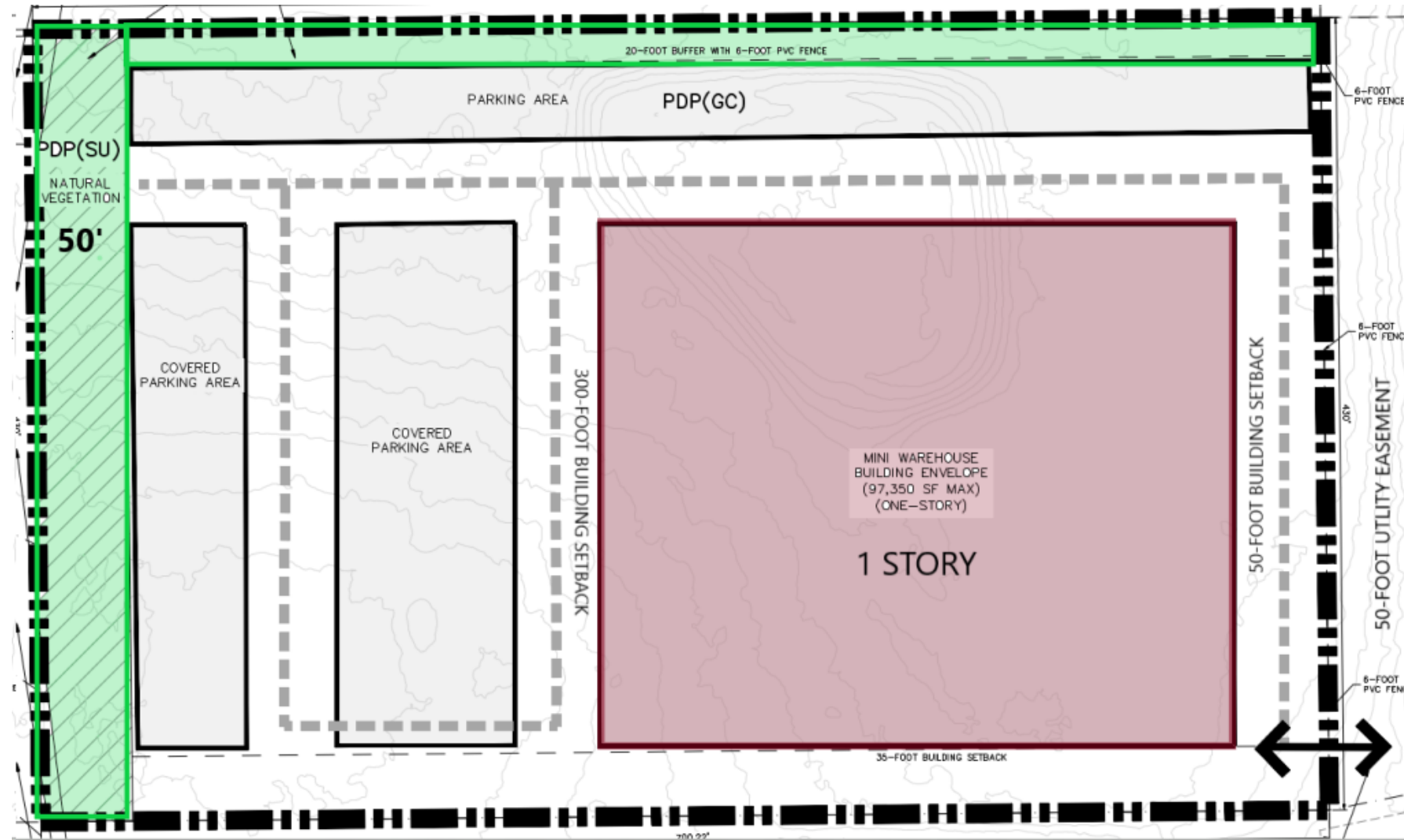
REQUEST – PROPOSED

Increase western
buffer from 25' to 50'

Increase eastern
building setback from
20' to 50'

Reduce building
height from 3-stories
to 1 story.

Reduce traffic
generation



■ | LARGE RETAIL DEVELOPMENT

Architecture

Screening

Lighting

Residential Protection



EXAMPLE



FINDING OF FACTS - RECOMMENDATION

1

The request is consistent with the Comprehensive Plan.

2

The request is compatible with the surrounding development.

3

Recommendation of approval with performance conditions.

The background features several overlapping, semi-transparent squares and rectangles with rounded corners, creating a layered geometric effect. A thin horizontal line spans the width of the slide near the bottom, with a small red and orange segment on the right side.

THANK YOU