

**HERNANDO COUNTY COMPREHENSIVE  
PLAN AMENDMENT PETITION (CPAM)**



Application request (check one):

- Small Scale – Map Only (10 acres or less)
- Large Scale Text Amendment (More than 10 acres)
- Large Scale Map Amendment (More than 10 acres)

PRINT OR TYPE ALL INFORMATION

Date: 6/2/2023

File No. \_\_\_\_\_ Official Date Stamp:  
**CPAM-23-02**  
Received  
**JUN 07 2023**  
Planning Department  
Hernando County, Florida

**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 1695419
2. SECTION 29, TOWNSHIP 23, RANGE 17
3. Size of area covered by application: 13.6 acres
4. Future Land Use Map Classification (if applicable): Residential
5. Desired Map Classification: Commercial and Conservation
6. Desired Text Amendment: N/A
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):

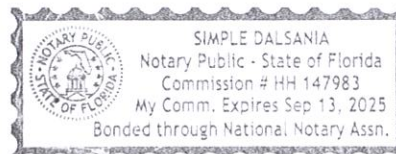
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): Michael D. Raysor  
and (representative, if applicable): Justyna Gale, Vice President of Planning  
to submit an application for the described property.

[Signature]  
Signature of Property Owner

STATE OF FLORIDA  
COUNTY OF ~~HERNANDO~~ **HILLSBOROUGH**

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of June, 2023, by Michael D. Raysor who is personally known to me or produced FLDL as identification.

[Signature]  
Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 6/2/17

Notary Seal/Stamp

Small Scale Comprehensive Plan Amendment Narrative  
 Osowaw Parcel Future Land Use (FLU) Designation - Commercial and Conservation

**Introduction**

The Applicant, Raysor Ventures, LLC, is requesting a Small-Scale Comprehensive Plan Amendment from Residential Future Land Use (FLU) Designation to Commercial FLU designation on approximately 4.6 acres and Conservation FLU designation on 9.0 acres. The Subject Parcel is a total of 13.6 acres located adjacent to and south of Osowaw Boulevard and west of Commercial Way (US Hwy. 19).

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

**Site Information**

**Table 1: Existing Site Information**

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

**Site Conditions and Public Facilities**

The subject 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).

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.

The Parcel is relatively flat with less than 5 feet of change in elevation. The wetlands have been delineated by Flatwoods Environmental Consulting Group. The wetlands are on approximately 9 acres of the property located on the western and southern portion of the site with associated Floodplain Zone “AE”. There is no reported sinkhole activity on-site according to Hernando County Central GIS.

## Existing and Proposed 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 FLU Designation to Commercial FLU Designation on the upland acreage (4.6 acres) and Conservation designation on the wetland acreage (9 acres).

## Compatibility with Adjacent Future Land Use Designations

The proposed Commercial FLU designation and Conservation FLU designation are compatible with the Future Land Use and Zoning of the surrounding Parcels. The proposed amendment to Commercial designation on 4.6 acres is compatible to the adjacent commercial and nonresidential uses. The proposed amendment to Conservation designation on the remainder 9 acres is adjacent to the residential mobile homes to the west.

The adjacent Parcels located to the east and south along Commercial Way have Commercial FLU designation and 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 have Residential FLU designation and 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 of Osowaw Blvd. 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

## Consistency with the Comprehensive Plan

The proposed amendment to Commercial FLU Designation on approximately 4.6 acres of uplands is consistent with the Comprehensive Plan's Strategy as follows:

**Commercial Nodes Strategy 1.04G(2):** Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas.

### Commercial nodes:

- A. Are located at the intersections of roads having collector status or greater;
  - *The proposed amendment to COM designation is located on Osowaw Boulevard, a paved two-lane Collector with approximately 112' Right-of-Way (ROW).*
- B. Recognize concentrations of existing commercial development;
  - *There is an existing Commercial development located to the east and south of the subject site. The Parcel located to the west is a church that is zoned PDP(GHC). The adjacent Parcel to the east on Osowaw Blvd. is a Sewage Processing Plant.*
- C. Are generally less than 100 acres in size within the Adjusted Urbanized Area of the County;
  - *The portion of the Parcel requesting a FLU amendment is approximately 4.6 acres. The remainder of the Parcel will be amended to a Conservation FLU designation to protect the existing wetlands.*
- D. Are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County;
  - *The portion of the Parcel requesting a FLU amendment is approximately 4.6 acres. The remainder of the Parcel will be amended to a Conservation FLU designation to protect the existing wetlands.*

**Strategy 1.04G(3):** When reviewing requests to designate new commercial areas or zonings apart from nodes depicted on the Future Land Use Map, the County will be guided by the commercial node strategies provided herein and the need to provide for a range of commercial uses.

- *The subject Parcel is adjacent to commercial development and within the Commercial Node. The proposed amendment to Commercial designation on 4.6 acres is compatible to the adjacent commercial and nonresidential uses. The proposed amendment to Conservation designation on the remainder 9 acres is adjacent to the residential mobile homes to the west.*

**Strategy 1.04G(4):** Development in commercial nodes shall provide for extension of the County's frontage road network on arterial roadways in accordance with adopted land development regulations. Proposed commercial development may only extend outward from a commercial node where there is a frontage road or cross-access connected to the proposed development in order to encourage compact commercial development and maintain the function of adjacent roadways, especially arterials and collectors. Commercial development shall provide for multi-modal interconnection between commercial activities and adjacent residential areas.

# Forward Planning & Design

- *The proposed amendment to COM designation is located on Osowaw Boulevard, a paved two-lane Collector and adjacent to a commercial shopping center and sewage treatment plant. The subject site is constrained by wetlands making it difficult to provide cross-action connections. However, interconnections will be evaluated during the site plan review process.*

**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.

- *The proposed COM FLU designation does not promote strip commercial development. The proposed amendment to COM is within an established commercial node located on Osowaw Blvd (collector road). The amendment on the Parcel is in close proximity and adjacent to existing commercial uses on U.S. Highway 19. It is compatible with the surrounding uses and Future Land Use designations of Commercial. Proposed is an amendment to Conservation on the remainder of 9 acres of wetlands. The Conservation designation is compatible with and adjacent to the residential mobile home park located to the southwest.*

**Strategy 1.04G(8):** When evaluating unmapped commercial properties proposed for potential infill the following factors should be considered:

- A. The property should be on an arterial or collector road and provide for a frontage road, or cross access;
  - *The property is located on Osowaw Blvd. which is a designated as a two-lane collector roadway.*
- B. The property should lie between commercially zoned properties on the same side of the road and be in close proximity to built commercial uses on the same side of the road such that commercial use of the intervening property is the most logical land use;
  - *There is an existing shopping center and commercial outparcel zoned PDP(CG) located to the east of the subject site on US Hwy 19. There is an existing Sewage Treatment Plant located to the east on Osowaw Blvd and a Church that is zoned PDP (GHC) located to the west of the subject site.*
- C. The depth of the infill commercial development and/or zoning shall be commensurate with the depth of existing commercial zoning on the proximate parcels which define the infill area;
  - *The depth of the infill commercial development is consistent with the depth of the adjacent non-residential development located to the east and west of the site.*
- D. The traffic impacts of additional commercial development on the affected roadways;
  - *A traffic impact study will be provided during the site development review process and studied for the specific permitted use and associated impacts on the roadways.*

## Forward Planning & Design

OSOWAW PARCEL SMALL SCALE COMPREHENSIVE PLAN AMENDMENT NARRATIVE  
HERNANDO COUNTY, FLORIDA [06/06/23]  
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- E. The suitability of the property for commercial development while meeting all applicable environmental and site plan requirements;
  - *Proposed is an amendment from Residential to Conservation on 9 acres of wetlands which have been delineated on the subject site. The Conservation FLU designation will protect/conserve the wetland and environmental areas.*
  
- F. The property does not create new strip commercial areas;
  - *The subject property is surrounded by non-residential uses and is located in a commercial node. The proposed amendment to COM and CV does not create new strip commercial areas.*
  
- G. The proposed use is compatible with adjacent and surrounding land uses.
  - *The proposed COM is compatible with the surrounding commercial and non-residential uses to the east, west and south and the proposed CV is compatible with the adjacent mobile home park located to the southwest.*



Forward  
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State of Florida, Maxar, Microsoft, OpenStreetMap, Mapbox, HERE, Garmin, Bing, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA