



Legislation Details (With Text)

**File #:** 13611  
**Type:** P&Z Agenda Item      **Status:** Recommended for Approval  
**File created:** 1/28/2024      **In control:** Planning & Zoning Commission  
**On agenda:** 2/12/2024      **Final action:**  
**Enactment date:**      **Enactment #:**  
**Title:** CPAM-23-05 - GTC LLLP:  
 Small - Scale Comprehensive Plan Amendment to change the Future Land Use on 6.9 acres from Residential to Commercial; Northern terminus of Rolling Rock Road, approximately 520 feet north of its intersection with Cortez Boulevard

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. CPAM-23-05 Application Packet, 2. CPAM-23-05 Narrative rev 10-31-23, 3. CPAM-23-05 Staff Report, 4. CPAM-23-05 Existing Land Use, 5. CPAM-23-05\_Proposed, 6. CPAM-23-05 Ordinance, 7. CPAM-23-05 Maps

Date	Ver.	Action By	Action	Result
2/12/2024	1	Planning & Zoning Commission	recommended for approval	Pass

**TITLE**

CPAM-23-05 - GTC LLLP:  
Small - Scale Comprehensive Plan Amendment to change the Future Land Use on 6.9 acres from Residential to Commercial; Northern terminus of Rolling Rock Road, approximately 520 feet north of its intersection with Cortez Boulevard

**BRIEF OVERVIEW**

**Request:**

Small - Scale Comprehensive Plan Amendment to change the Future Land Use on 6.9 acres from Residential to Commercial

**General Location:**

Northern terminus of Rolling Rock Road, approximately 520 feet north of its intersection with Cortez Boulevard

**FINANCIAL IMPACT**

A matter of policy. There is no financial impact.

**LEGAL NOTE**

The Planning and Zoning Commission has the ability to conduct a public hearing pursuant to Appendix A, Article V, Section 5 of the Hernando County Code of Ordinances. Comprehensive Plan Amendments must be internally consistent with the Comprehensive Plan and comply with applicable Florida Statutes and Rules.

## **RECOMMENDATION**

It is recommended that the Planning and Zoning Commission review the proposed Comprehensive Plan amendment, conduct a public hearing, and make a recommendation to the Local Planning Agency and Board of County Commissioners to adopt whether the proposed amendment should be adopted as a small scale amendment under Section 163.3187 Florida Statutes.