



## Legislation Text

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**File #:** 13237, **Version:** 1

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### **TITLE**

Ordinance Amending 2040 Comprehensive Plan by Amending Section B Relating to Future Land Use Map Affecting 13.6 Acres of Land Generally Located at South Side of Osowaw Boulevard, Approximately 1,165 Feet East of Buccaneer Boulevard (CPAM2302)

### **BRIEF OVERVIEW**

#### **Request:**

Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map on 13.6 acres from Residential to Commercial

#### **General Location:**

South side of Osowaw Boulevard, approximately 1,165' east of Buccaneer Boulevard

#### **P&Z Action:**

On October 9, 2023, the Planning and Zoning Commission voted 5-0 to recommend approval of the Comprehensive Plan Amendment to the Local Planning Agency and the Board of County Commissioners.

#### **Hearing Detail:**

The following members were present at the October 9, 2023, Planning and Zoning Commission meeting: Chairman Jonathan McDonald, Vice Chairman W. Steve Hickey, Nicholas Holmes, Donald Whiting, and Gregory Arflack.

#### **BOCC Action:**

On November 7, 2023, the Board of County Commissioners voted 5-0 to have the petitioner conduct a Public Inquiry Workshop prior to continuing the application. The application was fully readvertised.

Subsequently to the BOCC hearing, Raysor Ventures, LLC completed a Public Inquiry Workshop on November 29, 2023.

### **FINANCIAL IMPACT**

A matter of policy. No financial impact.

### **LEGAL NOTE**

The Board has the authority to approve the Small Scale Comprehensive Plan Amendment and adopt the attached ordinance pursuant to Chapters 125 and 163, Florida Statutes.

Pursuant to Chapter 23, Article I, Section 23-3 of the Hernando County Code of Ordinances, no amendment to the comprehensive plan may be adopted by ordinance pursuant to F.S. § 163.3184(7), except upon an affirmative vote of three (3) members of the Board of County Commissioners.

## **RECOMMENDATION**

It is recommended that the Local Planning Agency/Board of County Commissioners conduct a public hearing and consider adopting and transmitting the proposed change as a small-scale map amendment as recommended by the Planning and Zoning Commission.