

Mavis Spring Hill

Planned Development Project (PDP) Amendment with Associated Master Plan Amendment

HERNANDO COUNTY, FL

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NARRATIVE DESCRIPTION OF REQUEST

On behalf of Mavis Tire, LLC (the “Applicant”), we respectfully submit the enclosed application requesting an amendment to the previously approved Planned Development Project (PDP). The existing PDP permits C-1 Commercial District uses on three (3) lots (1, 2, and 3) within the Master Site Plan, and the proposed amendment seeks approval to add a specific C-2 Commercial District use to allow for Automobile Service Establishments, as defined by the Hernando County Land Development Code, on Lot 2 (the “Project”) of the Property.

Lot 2 is currently zoned Planned Development Project (PDP) – General Highway Commercial (GHC) and carries a Future Land Use (FLU) designation of Commercial. The site is generally located south of the existing Publix Shopping Center, along the west side of U.S. Highway 19, and north of Glen Lakes Boulevard.

Proposal Summary

Pursuant to Article IV, Section 5 of the Hernando County Code of Ordinances, the PDP - GHC zoning designation permits all uses allowed within the C-1 zoning district, as well as any C-1 special exception uses that are specifically identified in the PDP narrative or on the master plan. In addition, the PDP - GHC allows permitted and special exception uses from the C-2 zoning district when such uses are expressly designated in the narrative or on the master plan.

While the original PDP approval did not explicitly designate C-2 uses beyond those permitted in the C-1 district, both C-1 and C-2 uses, as listed in Article IV. Section 3 of the County Code of Ordinances are allowable under the PDP GHC zoning designation. The existing PDP permits Automobile Service Establishments as a C-1 use, limited to four (4) service bays.

This proposed PDP amendment seeks approval to add Automobile Service Establishments as a permitted use under the C-2 zoning district, allowing for three (3) additional service bays. Currently, the property is approved for four (4) service bays under the existing C-1 uses. With this amendment, the total number of service bays will increase to seven (7), in addition to all previously approved C-1 uses as defined by the Hernando County Land Development Code.

The property currently approved under the PDP (per File Number H-19-15) consists of three (3) lots located within the Shoppes at Glen Lakes, encompassing a total land area of approximately ±5.98 acres. The requested revision to permit the one (1) C-2 use applies exclusively to Lot 2, which is a single ±1.26-acre parcel identified as Parcel Identification Number R13 222 17 3481 0000 0070 and addressed as 0 Commercial Way. No other lots within the PDP are affected by this request.

The Project parcel is proposed to be developed with a Mavis Tire automobile service facility consisting of a single building with associated parking, dumpster enclosure, and other necessary site infrastructure.

Residential density is not applicable to this amendment, as no residential uses are proposed. The additional land use requested, Automobile Service Establishments, is commercial in nature and classified as a C-2 use and therefore does not introduce or modify any residential density provisions.

The proposed amendment does not alter the previously approved commercial development standards associated with the PDP. The approved Large Retail Development parameters remain

unchanged, including a maximum allowable building height of 35.0 feet and a maximum allowable building square footage of 72,000 square feet (SF).

No deviations from the Hernando County Land Development Code are proposed as part of this amendment. All development associated with the requested C-2 use will comply with the previously approved PDP-GHC (File Number H-07-59) and any previous amendments to the PDP, including File Number H-19-50.

Site Characteristics

The Project consists of a ±1.26-acre parcel, identified as Parcel Identification Number R13 222 17 3481 0000 0070. This parcel is part of a previously approved PDP (File Number H-07-59) which was later amended under File Number H-19-50 which includes three (3) lots and encompasses a total area of approximately ±5.98 acres.

The ±1.26-acre site is currently vacant and undeveloped. While the overall PDP contains multiple lots, with Lots 1 and 2 vacant, and a portion of Lot 3 (0.61 acres) currently used for recreational use with an existing recreational maintenance building and associated parking/storage, the Project parcel remains undeveloped and unoccupied.

Environmental Considerations

According to the Hernando County GeoHub Land Use and Standards GIS, the subject property is not located within a FEMA Special Flood Hazard Area. Based on the FEMA National Flood Hazard Layer (NFHL) FIRMette, the site is situated within Flood Zone X, which is classified as an Area of Minimal Flood Hazard. Review of the applicable FEMA Flood Insurance Rate Map (FIRM) panel confirms that the property is located outside of the delineated 100-year floodplain.

There are no existing manmade or natural drainage features located on the subject site. The existing previously-approved PDP Master Site Plan includes stormwater retention for the entire PDP encompassing all three Lots. As part of the proposed development, the Project will require onsite retention/ detention and a stormwater quality facility, which is depicted on the Master Site Plan in compliance with applicable Hernando County and state requirements.

There are no naturally occurring water features located on the property. Additionally, no jurisdictional wetlands or surface waters are present on-site based on existing site conditions.

The previously approved PDP File H07-59 and PD 475 required a 2.11-acre tract to be dedicated to the natural preservation of upland habitat. This 2.11-acre tract is presented on the Master Site Plan. A wildlife study will be conducted by a qualified professional prior to the development of each parcel, including the proposed Project, contained within the PDP and copies of any required permits will be provided prior to the issuance of development permits by Hernando County.

Site Plan Discussion in the Narrative

The master plan proposes a planned commercial development under PDP-GHC zoning intended for commercial development, not to exceed the maximum of 72,000 square feet established within the previous PDP approvals. The master plan is established for highway-oriented commercial uses with coordinated access, shared circulation, and pedestrian connectivity between development phases and adjacent properties. Building setbacks are clearly defined as 75 feet along U.S. Highway 19, 35 feet along Glen Lakes Boulevard and the frontage road, and 0 feet for

internal setbacks, with maximum building sizes of 15,000 square feet on Lots 1 and 2 and 42,000 square feet on Lot 3. A minimum 35-foot landscape buffer along U.S. Highway 19 is required, along with a 2.1-acre rear natural area preserved under a conservation easement to provide buffering.

Vehicular access points are noted on the plan along with the establishment of cross-access easements. The plan identifies a proposed stormwater retention pond, sidewalk connections, and internal pedestrian circulation linking Phase I, Phase II, and Outer Banks Drive. Utilities are to be provided by Hernando County Utilities for water and sewer, Withlacoochee River Electric Cooperative for electric service, and Hernando County Fire Rescue for fire protection. The proposed uses are limited to C-1 commercial uses, with Lot 2 specifically allowing an automobile service establishment as a C-2 use, and no residential or noncommercial uses identified. Impacts or improvements beyond access coordination, pedestrian connectivity, and proportionate fair-share contributions for future traffic signals are not detailed in the master plan.

Impacts to Public Facilities

Stormwater management for the site is regulated by the Southwest Florida Water Management District (SWFWMD) and is incorporated into the approved master development. Site runoff is designed to discharge to an off-site retention/detention system, with a 15-inch HDPE stormwater stub-out provided on the northwest side of the property for connection. The master stormwater system was designed to accommodate development within the PUD and is assumed to have sufficient capacity for the proposed use.

Existing public infrastructure, including water, sanitary sewer, stormwater, roadways, and solid waste services, has adequate capacity to serve the proposed development. The project is consistent with the previously approved development intensity, and no impacts to transportation, parks, recreation, or public school facilities are anticipated due to the commercial nature of the use and absence of residential development. No off-site facilities analysis or capacity upgrades are required.

No off-site infrastructure improvements are proposed. The development will connect to existing adjacent public utilities and the master stormwater system as previously approved. All required infrastructure will be accommodated within the existing public facilities framework.

The proposed amendment does not increase project intensity and therefore is not anticipated to generate additional traffic within the project area. Please refer to the Traffic Impact Statement (TIS) included within this rezone submittal.

Water and Sewer Services

Potable water service to the subject property is available and will be provided by Hernando County. The applicant will demonstrate compliance with the connection standards of the applicable ordinances at the time of site development. Existing water connections are assumed to be adjacent to the site, and no off-site water main improvements or extensions are anticipated. Based on the approved master development, it is assumed that adequate water capacity is available to serve the proposed development.

Sanitary sewer service is also available and provided by Hernando County. The applicant will demonstrate compliance with the connection standards of the applicable ordinances at the time of site development. Sewer infrastructure is assumed to be located adjacent to the site, allowing

for direct connection. As a result, no off-site sewer improvements or system extensions are required. It is assumed that sufficient sanitary sewer capacity exists to accommodate the proposed development as part of the approved master development.

Senior, Age-Restricted or Affordable Housing

No portion of the proposed project includes dedicated senior housing, age-restricted housing, affordable housing as defined in Section 420.0004, Florida Statutes, or workforce housing as defined in Section 420.5095, Florida Statutes. The proposed PUD Amendment is commercial in nature and solely requests approval of an additional commercial land use. No residential components of any type are proposed as part of this amendment.

Thank you for your time and consideration, if you have any questions please feel free to contact Philip DiMaria Jr., (Philip.DiMaria@Kimley-Horn.com) or (941) 379-7600

Sincerely,



Philip DiMaria Jr., AICP, CNU-A
Agent



Dominic Pardue
Agent

COMPREHENSIVE PLAN CONSISTENCY REVIEW

The justification for the requested Planned Development Project (PDP) Amendment is supported by, and not in conflict with, the Hernando County Comprehensive Plan. The proposed planned development is consistent with the following Comprehensive Plan Goals, Objectives, and Policies, with justification following in **bold**:

- *Future Land Use Strategy 1.04A(6)*: The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties.

RESPONSE: The proposed PDP Amendment is consistent with the Commercial Future Land Use Category, which supports commercial services along major corridors such as U.S. Highway 19. The subject property is located within an established commercial corridor and commercial node and is designated Commercial on the Future Land Use Map. The proposed Automobile Service Establishment is a commercial service use that intends to serve both local and regional markets and represents appropriate development within a previously approved planned development.

- *Future Land Use Strategy 1.04G*: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

RESPONSE: The proposed amendment is consistent with the intent of the Commercial Category, which allows retail and commercial service uses. The proposed Automobile Service Establishment is a C-2 commercial service use that builds upon the previously approved C-1 Automobile Service Establishment by increasing the number of permitted service bays. No residential or mixed-use components are proposed, and the amendment remains fully within the scope of allowable commercial development envisioned by the Comprehensive Plan.

- *Future Land Use Strategy 1.04G(1)*: Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access

between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

RESPONSE: The property already allows all C-1 uses under the previous approval, which includes Automobile Service Establishments limited to a maximum of four (4) service bays. C-2 uses—such as Automobile Service Establishments with no bay limit—are only permitted if specifically requested through a rezone amendment. This proposal simply requests approval for the C-2 Automobile Service Establishment use. The use itself was previously reviewed and found to be compatible with the surrounding area and consistent with the Hernando County Comprehensive Plan. The property is located along U.S. Highway 19, a major corridor designated for commercial development serving both local and regional markets and is within a planned development district with an approved master site plan. In summary, this amendment seeks to allow an unrestricted C-2 Automobile Service Establishment, building upon the previously permitted use, while maintaining compliance with the comprehensive plan and compatibility with existing development.

Future Land Use Strategy 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

RESPONSE: The PDP Amendment has been evaluated using the County’s established land use compatibility standards through the planned development review process. The current amendment request is limited in the proposed scope, applies to a single lot within an existing PDP, and maintains consistency with the approved land use pattern, development standards, and Comprehensive Plan designations.

- *Future Land Use Strategy 1.10B(2):* Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

RESPONSE: The amendment proposes no changes to the existing zoning and maintains the Property’s compatibility with surrounding commercial development and does not introduce impacts to adjacent properties or natural resources. The Project will comply with all applicable development standards, including setbacks, buffering, and stormwater requirements, and does not request any waivers or deviations. Environmental impacts will be addressed through compliance with previously approved PDP conditions and applicable County and state regulations.

- *Utilities Objective 6.04A:* Development must be served with potable water, wastewater handling, drainage and solid waste disposal that meet accepted level of service standards. The Land Development Regulations shall ensure a review of the potable water, wastewater handling, drainage and solid waste needs for new developments.

RESPONSE: The Project will be served by existing public potable water, sanitary sewer, stormwater, and solid waste systems provided by Hernando County. Infrastructure capacity was established as part of the previously approved PDP, and adequate service is available to accommodate the proposed development. No off-site utility extensions or capacity improvements are required, and all utilities will meet level of service standards.

- *Conservation Strategy 10.01B(1)*: Identify locations and extent of prime habitat for listed and rare species using state and regional habitat coverage and site occurrence information, especially as updated by the Florida Natural Areas Inventory (FNAI), the Southwest Florida Water Management District (SWFWMD) and the Florida Fish and Wildlife Conservation Commission (FFWCC) and other professionally accepted sources. Habitat identification shall include species listed as endangered, threatened, species of special concern, imperiled or rare.

RESPONSE: Environmental resource identification for the PDP was previously addressed through approved development conditions, including habitat preservation requirements. The subject parcel does not contain wetlands, surface waters, or mapped floodplain areas. Consistent with PDP approvals, a wildlife study will be conducted by a qualified professional prior to development of the parcel, and any required permits will be obtained in coordination with applicable state and regional agencies.

- *Conservation Objective 10.01C*: Identify and preserve environmentally sensitive lands, archaeological resources, imperiled communities and natural areas important to Hernando County.

RESPONSE: The proposed amendment does not impact environmentally sensitive lands or designated preservation areas. The previously approved PDP includes a dedicated upland preservation tract that remains unchanged by this request. Development of the Project parcel will comply with all environmental protection requirements and previously approved PDP conditions to ensure preservation of natural resources and environmentally sensitive areas within the overall development.

