



STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 17, 2026
Board of County Commissioners: October 6, 2026

APPLICANT: Ryan and Joseph McClure

FILE NUMBER: REZ 000025-2026

REQUEST: Rezoning from R1A (Residential) to PDP(HC)/ Planned Development Project (Highway Commercial) with outdoor storage with Deviations

GENERAL LOCATION: South side of Cortez Boulevard approximately 3,093 East of Fort Dade Avenue

PARCEL KEY NUMBER(S): 1006609

APPLICANT'S REQUEST

The petitioner is requesting to rezone from R1A (Residential) to PDP(HC)/ Planned Development Project (Highway Commercial) with outdoor storage with deviations. The intent is for a low intensity used automobile sales operation. The parcel is located along Cortez Boulevard and is consistent with the surrounding commercial properties. The petitioner proposes an accessory storage structure (40'x 48' x 20') which will intentionally be placed toward the rear of the property to minimize visibility from Cortez Boulevard.

Due to the existing placement of the structure on the property, the petitioner is requesting minor setback deviations to accommodate the continued utilization and adaptive reuse of the existing building without requiring demolition or substantial alteration to the existing site layout. The request is intended to allow reasonable redevelopment of the property while maintaining functional access, parking, circulation, and overall site usability within the constraints of the existing development footprint. The requested deviations are as follows:

- Front setback from 125 feet to 45 feet.
- Side setbacks from 20 feet to 10 feet.
- Front and rear buffers from 20 feet to 10 feet.
- Side buffers from 20 feet to 5 feet.

SITE CHARACTERISTICS

Site Size: 0.50 Acres

**Surrounding Zoning;
Land Uses:** North: AG (Agricultural)
South: R1A (Residential)
East: PDP (HC) Highway Commercial
West: C2 (Highway Commercial)

Current Zoning: R1A (Residential)

Future Land Use**Map Designation:** Commercial**ENVIRONMENTAL REVIEW**

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water service is available; there is also a 6' force main on the south side of Cortez Boulevard. HCUD has no objection to the zoning change from R1A to PDP(HC) to allow a used automobile sales operation on the parcel.

ENGINEERING REVIEW

The subject site is on the south side of Cortez Boulevard, approximately 3,093 feet East of Fort Dade Avenue. The County Engineer has reviewed the petitioner's request and provided the following comments:

- The parcels along Cortez Blvd./S.R. 50 require a frontage road per Ordinance. The existing structure is within frontage road area, therefore, cross access to neighboring parcels is required.
- The parcel has an existing access/driveway to Cortez Blvd./S.R.50 which is within the jurisdiction of FDOT/Florida Dept. of Transportation. Existing driveway appears to be located at turn lane. FDOT/Florida Dept. of Transportation will require an Access Management Permit and possibly a drainage permit.

LAND USE REVIEW**Setbacks:**

- Cortez Boulevard 45' (deviation from 125')
- East 10' (deviation from 20')
- West 10' (deviation from 20')
- Rear: 35'

Buffers:

- Cortez Blvd 10' (deviation from 20')
- East 5' (deviation from 20')
- West 5' (deviation from 20')
- Rear: 10' (deviation from 20')

A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the Planned Development Project, which is residential, agricultural-residential or agricultural.

The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.

Parking:

County Land Development Regulations require a minimum of three and a half (3.5) parking spaces per one thousand (1,000) square feet of gross-floor area. The petitioner is proposing 1,920 square feet and has an existing structure that's 1,357 square feet, equaling a total of 3,277 square feet. The petitioner will need to provide twelve (12) parking spaces.

Landscape:

The petitioner must meet the minimum requirements of Florida Friendly Landscaping publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.

Residential Protection Standards:

- The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.
- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.

- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Commercial classification on the adopted Future Land Use map. The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.

Future Land Use Element, Residential Category

Strategy 1.04A(6): The Commercial Category provides 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. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

Objective 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.

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.

Comments: The subject property is located within the Commercial classification on the adopted Future Land Use map and it sits between commercial properties.

FINDINGS OF FACT

The rezoning request from R1A to PDP(HC)/ Planned Development Project (Highway Commercial) with outdoor storage with deviations is appropriate due to the following:

1. The subject parcel is currently zoned R1A (Residential)
2. The proposed PDP(HC)/ Planned Development Project (Highway Commercial) zone is compatible with surrounding zoning districts.
3. Residential Protection Standards, as necessary, will apply to the subject site at the time of site development.

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R1A (Residential) to PDP(HC)/ Planned Development Project (Highway Commercial) with outdoor storage with deviations and the following performance conditions.

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.
2. The petitioner must meet the minimum requirements of Florida-Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping, as applicable.
3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.
4. The parcels along Cortez Blvd./S.R. 50 require a frontage road per Ordinance. The existing structure is within frontage road area, therefore, cross access to neighboring parcels is required.
5. The parcel has an existing access/driveway to Cortez Blvd./S.R.50 which is within the jurisdiction of FDOT/Florida Dept. of Transportation. The existing driveway appears to be located at the turn lane. FDOT/Florida Department of Transportation will require an Access Management Permit and possibly a drainage permit.

6. **Setbacks:**

Cortez Boulevard	45' (deviation from 125')
East	10' (deviation from 20')
West	10' (deviation from 20')
Rear:	35'

7. **Buffers:**

Spring Hill Drive	10' (deviation from 20')
East	5' (deviation from 20')
West	5' (deviation from 20')
Rear:	10' (deviation from 20')

8. The driveways, parking spaces, and overall site layout shall be required to meet all applicable County standards, as outlined in the facility design guidelines.
9. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

10. In accordance with the Hernando County Land Development Regulations, retail uses are required to provide parking at a rate of 3.5 spaces per 1,000 Square feet. The applicant will be required to demonstrate compliance with all applicable parking requirements at the time of site plan review for the proposed commercial development.
11. A 10' wide vegetative buffer with 80% opacity and a six (6) foot wall or opaque fence shall be provided on the rear side of the property. The wall or fence shall be placed along the inside of the buffer with landscape facing residential uses.
12. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of Board of County Commissioners action from Development Services Staff. Failure to submit the revised plan will result in no further development permits being issued.