



STAFF REPORT

HEARINGS: Planning & Zoning Commission: June 8, 2026
Board of County Commissioners: August 4, 2026

APPLICANT: Mavis Tire Supply, LLC

FILE NUMBER: REZ-000020-2026

REQUEST: Master Plan Revision on parcel zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GHC) General Highway Commercial to include a Specific C2 Use for Automobile Service Establishment

GENERAL LOCATION: West side of Commercial Way, approximately 430' from Glen Lakes Boulevard

PARCEL KEY NUMBER(S): 1150266

APPLICANT'S REQUEST

The petitioner is requesting a revision to the approved Master Plan for the Planned Development Project (General Highway Commercial) (PDPGHC) to allow an Automobile Service Establishment with up to 7 service bays on Lot 2.

The existing PDP allows C-1 Commercial District uses on Lots 1, 2, and 3 within the Shoppes at Glen Lakes development. The proposed amendment would add Automobile Service Establishments as a permitted C-2 Commercial District use on Lot 2 while retaining all previously approved C-1 uses. The overall PDP, approved under File No. H-19-15, contains three lots totaling approximately 5.98 acres. This amendment applies only to Lot 2 and does not affect the other lots within the development.

The proposed development consists of a Mavis Tire automobile service facility with a single building, associated parking, a dumpster enclosure, and related site improvements. Under the current PDP approval, an Automobile Service Establishment is permitted as a C-1 use with a maximum of four (4) service bays. The requested amendment would allow three (3) additional service bays under the C-2 use category, increasing the total number of service bays from four (4) to seven (7).

SITE CHARACTERISTICS

Site Size	1.3 Acres
Surrounding Zoning; Land Uses	North: PDP(GHC)/Commercial
	South: PDP(GHC)/Commercial
	East: ROW &PDP(GC)/ Commercial
	West: PDP(GHC)/Commercial

Current Zoning:	PDP(GC)
Future Land Use Map Designation:	Commercial

FIRE REVIEW

Hernando County Fire Rescue (HCFR) advises that the petitioner work closely with HCFR to remain in compliance with fire codes. An approved water supply capable of providing the required fire flow for fire protection must be available for all premises where facilities or buildings are constructed or relocated within the jurisdiction. The approved water supply shall meet the requirements of applicable code sections.

The maximum distance from the closest point on a building to a fire hydrant shall not exceed four hundred (400) feet (122 meters). Given the current fire station locations, the Fire Department does not have sufficient resources to respond to commercial development at this site. Therefore, HCFR may require that the developer execute a proportionate share mitigation agreement to offset the impacts on fire and emergency services. This will be determined at the time of site development at the discretion of the Fire Chief.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) HCUD does not currently supply water or wastewater service to this parcel. Water & wastewater service are available. HCUD has no objection to the Master Plan Revision on parcel zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GHC) General Highway Commercial to include a Specific C2 Use for Automobile Service Establishment.

Comments: The petitioner shall provide a utility capacity analysis and demonstrate connection to the central water and wastewater system at the time of site development.

ENGINEERING REVIEW

The subject site is located on West side of Commercial Way, approximately four hundred thirty (430) feet from Glen Lakes Boulevard. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- Provide Traffic Access Analysis for entire project area; all three (3) lots being developed. Each lot is required to provide traffic access analysis which is cumulative of the other parcels. Any improvements identified by the traffic analysis is the responsibility of the developer. Corrective Action: Provide Traffic Access Analysis
- Provide sidewalk connection from Building to sidewalk located in Florida Department of Transportation (FDOT) right of way.
- Provide a pedestrian circulation plan, showing connection(s) to existing shopping plaza. Corrective Action: Provide pedestrian circulation plan.

LAND USE REVIEW

The petitioner is requesting a Master Plan Revision on parcel zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GHC) General Highway Commercial to include a Specific C2 Use for Automobile Service Establishment.

Setbacks:

Perimeter Setbacks:

- Commercial Way: 75'
- Frontage: 35'
- Glen Lakes Boulevard 35'
- Internal Building setbacks: 35'

Buffers:

The petitioner has proposed the following perimeter buffers for the subject site:

- Front (Commercial Way): 35' Buffer
- North: 10' Buffer
- Rear (Frontage): 10' Buffer
- South: 10' Buffer

Parking:

In accordance with the Hernando County Land Development Regulations, Retail uses are required to provide parking at a rate of four (4) spaces per thousand (1000) square feet. And one (1) space per Point of Sale.

COMPREHENSIVE PLAN REVIEW

The subject site is located within the Commercial Land use designation on the County's adopted Comprehensive Plan.

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. 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 request is consistent with the Comprehensive Plan, compatible with surrounding uses, and provides adequate residential protection for existing surrounding residential developments.

FINDINGS OF FACT

A Master Plan revision on parcel zoned PDP(GHC)/ Planned Development Project (General Highway Commercial to Include C-2 Uses is appropriate due to the following findings of fact:

1. The request is consistent with the Comprehensive Plan Strategies for the location of commercial development and the surrounding commercial uses.

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 Master Plan revision on parcel zoned PDP(GC)/ Planned Development Project (General Commercial) to Include C-2 Uses with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. 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.
3. 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.
4. The petitioner shall provide a utility capacity analysis and connection to the utility system(s), as required by ordinance, at time of site development.
5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
6. The driveways, parking spaces, and overall site layout shall be required to meet all applicable County standards, as outlined in the facility design guidelines.
7. Sidewalk connection from Building to sidewalk located in Florida Department of Transportation (FDOT) right of way.
8. Sidewalk / pedestrian circulation plan, showing connection(s) to existing shopping plaza.
9. Access to Commercial Way must be authorized by the Florida Department of Transportation (FDOT) through an access management permit.
10. The maximum building height shall be forty-five (45) feet, except on parcels abutting residential properties, where the maximum building height shall be limited to twenty (20) feet.
11. Minimum Perimeter Setbacks:
 - Commercial Way: 75'
 - North: 35'
 - Frontage Road 35'
 - South: 35'

12. Minimum Buffers:

- Front (Commercial Way): 35'
- North: 5'
- Rear (Frontage): 5'
- South: 5'

13. The petitioner shall meet all of the Large Retail Project design standards as approved through Rezoning file H-19-50.
14. The petitioner shall provide a master sign plan at the time of site development (or conditional plat if the property is to be subdivided). All on-site signage, including signage for outparcels, shall be designed as part of a unified signage system and shall be limited to ground-mounted monument-type signs. Monument signs shall have a maximum height of ten (10) feet from grade to the bottom edge of the sign and must comply with all applicable provisions of this Code. The predominant sign materials shall be consistent with the architectural materials of the principal buildings on the subject property (e.g., brick, stone, etc.).
15. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
16. In accordance with the Hernando County Land Development Regulations, Retail uses are required to provide parking at a rate of four (4) spaces per thousand (1000) 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.
17. The petitioner shall work closely with the Hernando County Fire Rescue to remain in compliance with fire codes.
18. The maximum distance from the closest point on a building to a fire hydrant shall not exceed four hundred (400) feet (122 meters).
19. Hernando County Fire Rescue may require that the developer execute a proportionate share mitigation agreement to offset the impacts on fire and emergency services. This will be determined at the time of site development at the discretion of the Fire Chief. Given the current fire station locations, the Fire Department does not have sufficient resources to respond to commercial development at this site.
20. The petitioner shall provide a Master Plan in compliance with all the performance conditions within thirty (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.