



# PLAN SNAPSHOT REPORT REZ-00020-2026 FOR HERNANDO COUNTY

|                                 |                                     |                                 |
|---------------------------------|-------------------------------------|---------------------------------|
| <b>Plan Type:</b> Rezoning      | <b>Project:</b>                     | <b>App Date:</b> 04/01/2026     |
| <b>Work Class:</b> Rezoning PDP | <b>District:</b> Blank              | <b>Exp Date:</b> 09/28/2026     |
| <b>Status:</b> In Review        | <b>Square Feet:</b> 0.00            | <b>Completed:</b> NOT COMPLETED |
| <b>Valuation:</b> \$0.00        | <b>Assigned To:</b> Reinhart, Robin | <b>Approval Expire Date:</b>    |

**Description:** Rezone to PDP - 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.

|                        |      |  |      |              |
|------------------------|------|--|------|--------------|
| <b>Parcel:</b> 1150266 | Main | <b>Address:</b> 0 Commercial Way<br>Weeki Wachee, FL 34613 | Main | <b>Zone:</b> |
|------------------------|------|--|------|--------------|

|                              |                          |                          |
|------------------------------|--------------------------|--------------------------|
| Applicant                    | Property Owner           | Representative           |
| Dominic Pardue               | Joe Schlosser            | Justin Napolitano        |
| 1800 Second Street Suite 900 | Home: (513) 338-2728     | Home: (239) 673-2263     |
| Suite 900                    | Business: (513) 338-2728 | Business: (239) 673-2263 |
| Sarasota, FL 34236           | Mobile: (513) 338-2728   | Mobile: (239) 673-2263   |
| Business: (941) 465-0352     |                          |                          |

**Plan Custom Fields**

|                                     |   |                                     |    |                                      |   |
|-------------------------------------|---|-------------------------------------|----|--------------------------------------|---|
| <b>Proposed Land Uses and Acres</b> | 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. 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. | <b>Proposed Residential Density</b> | NA | <b>Proposed Commercial Intensity</b> | 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). |
|-------------------------------------|---|-------------------------------------|----|--------------------------------------|---|

|                                      |      |                          |      |                                       |  |
|--------------------------------------|------|--------------------------|------|---------------------------------------|--|
| <b>Proposed Deviations From Code</b> | None | <b>Site Size (Acres)</b> | 5.98 | <b>Existing Land Uses and Acreage</b> | 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 |
|--------------------------------------|------|--------------------------|------|---------------------------------------|--|

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|                                     |  |   |   |  |   |
|-------------------------------------|--|---|---|--|---|
|                                     | <p>existing recreational maintenance building and associated parking/storage, the Project parcel remains undeveloped and unoccupied.</p>   | <p>Known Activities or Uses On-Site</p> | <p>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.</p>   | <p>Previous Land Use Approvals</p>                       | <p>File Number H-07-59 and File Number H-19-50</p>  |
| <p>Environmental Considerations</p> | <p>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</p> |   | <p>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.</p> | <p>Proposed Perimeter Buffers and Perimeter Setbacks</p> | <p>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.</p> |

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|  |  |  |   |   |   |
|--|--|--|---|---|---|
| Proposed Lot Setbacks and/or Building Separation | 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. | Access to Project, including Treed Entranceway | Vehicular access points are noted on the plan along with the establishment of cross-access easements. | Proposed Preserved Natural Vegetation                 | 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. |
| Neighborhood Park Locations and Size             | N/A  | Is this a Master Plan Revision?                | Minor   | Is This a Public Service No Facility Overlay District |   |
| Transportation                                   | Refer to project narrative.  | Water/Sewer                                    | Refer to project narrative.   | Public Schools  | Refer to project narrative.   |
| Parks and Recreation                             | Refer to project narrative.  | Stormwater and Drainage                        | Refer to project narrative.   |   |   |

| Attachment File Name                      | Added On         | Added By         | Attachment Group | Notes                 |
|---|------------------|------------------|------------------|-----------------------|
| Signature_Dominic_Pardue_4/1/2026.jpg     | 04/01/2026 10:05 | Pardue, Dominic  |                  | Uploaded via CSS      |
| Receipt - REZ-000020-2026.pdf             | 04/06/2026 12:30 | Miller, Michelle |                  |                       |
| REZ-000020-2026 Staff Recommendations.pdf | 06/12/2026 14:58 | Reinhart, Robin  | Available Online | Staff Recommendations |

| Invoice No.  | Fee                                    | Fee Amount      | Amount Paid   |
|--------------|--|-----------------|---------------|
| NOT INVOICED | Rezoning PDP Planning Base Fee         | \$0.00          | \$0.00        |
|              | Technology Fee - Public Works          | \$300.00        | \$0.00        |
|              | ZZZZ Rezoning Engineering Fee Per Acre | \$0.00          | \$0.00        |
|              | Technology Fee - Planning              | \$491.00        | \$0.00        |
|              | DPW - Rezoning Engineering Base Fee    | \$0.00          | \$0.00        |
|              | <b>Total for Invoice NOT INVOICED</b>  | <b>\$791.00</b> | <b>\$0.00</b> |
|              | <b>Grand Total for Plan</b>            | <b>\$791.00</b> | <b>\$0.00</b> |

| Activity Type | Activity Number   | Name              | Workflow Action Name | User            | Created On |
|---------------|-------------------|-------------------|----------------------|-----------------|------------|
| Email         | EMAIL-000024-2026 | Emailed Applicant |                      | Michelle Miller | 04/02/2026 |

# PLAN SNAPSHOT REPORT (REZ-00020-2026)

**Comments:** Good morning!

Please be advised that Hernando County is in receipt of your rezoning application. This will be distributed to our review departments on Monday, April 6. Your case planner will be reaching out with more information and next steps upon assignment next week. As we transition to our new Tyler Technologies Enterprise Permitting and Licensing system, please reach out to me if you have any questions or need any additional information.

A separate acknowledgement will be sent upon receipt of fee payment.

Sincerely,

Michelle L. Miller, M.S. | Planning Manager  
 Planning Division | Development Services Department  
 1653 Blaise Drive, Brooksville, FL 34601  
 Cell: 352-442-7448  
 Email: mlmiller@hernandocounty.us  
 Website: <http://www.hernandocounty.us>  
 Office Hours: Monday – Friday, 7:30 AM – 4:00 PM

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

Note: Please be advised that Hernando County has transitioned to the Tyler Enterprise Permitting and Licensing System for the processing of all permit and planning applications.

The link to register as a contractor in Tyler Civic Access is <https://hernandocountyfl-energovweb.tylerhost.net/apps/selfservice#/home>.

The link to submit applications through Tyler is: [www.HernandoCounty.us/CivicAccess](http://www.HernandoCounty.us/CivicAccess)

| Submittal Name      | Status    | Received Date | Due Date   | Complete Date | Resubmit | Completed |
|---------------------|-----------|---------------|------------|---------------|----------|-----------|
| Rezoning Review v.1 | In Review | 05/04/2026    | 06/02/2026 |               | No       | No        |

| Item Review Name               | Department                 | Assigned User   | Status   | Assigned Date | Due Date   | Completed Date |
|--------------------------------|----------------------------|-----------------|----------|---------------|------------|----------------|
| DPW/Department of Public Works | Department of Public Works | McCorkel, Kandi | Approved | 05/04/2026    | 06/02/2026 | 06/15/2026     |

**Comments:** At time of development (construction drawings) a Traffic Trip Generation Analysis shall be submitted and be cumulative of the proposed project area and the commercial subdivision: Shoppes at Glen Lakes Phase 2 Outparcels.  
 An Updated FDOT Access Management Permit will be required at the time of construction drawing review.

| Submittal Name      | Status | Received Date | Due Date   | Complete Date | Resubmit | Completed |
|---------------------|--------|---------------|------------|---------------|----------|-----------|
| Rezoning Review v.1 | Denied | 04/06/2026    | 05/04/2026 | 06/15/2026    | Yes      | Yes       |

| Item Review Name               | Department                 | Assigned User   | Status             | Assigned Date | Due Date   | Completed Date |
|--------------------------------|----------------------------|-----------------|--------------------|---------------|------------|----------------|
| DPW/Department of Public Works | Department of Public Works | McCorkel, Kandi | Requires Re-submit | 04/06/2026    | 05/04/2026 | 06/15/2026     |

**Comments:** Approved with corrections as condition of approval

| Correction Type | Category           | Comments   | Corrective Action               | Resolved | Create Date | Resolved Date |
|-----------------|--------------------|--|---------------------------------|----------|-------------|---------------|
| General         | General Correction | Provide sidewalk connection from Building to sidewalk located in FDOT right of way.  | N/A                             | No       | 04/27/2026  |               |
| General         | General Correction | Provide Traffic Access Analysis for entire project area; all 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. | Provide Traffic Access Analysis | No       | 04/27/2026  |               |
| General         | General Correction | Provide a pedestrian   | Provide pedestrian circulation  | No       | 04/27/2026  |               |

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circulation plan, showing plan.  
connection(s) to existing shopping plaza.

| Item Review Name | Department | Assigned User | Status   | Assigned Date | Due Date   | Completed Date |
|------------------|------------|---------------|----------|---------------|------------|----------------|
| Fire             | Fire       |               | Approved | 04/06/2026    | 05/04/2026 | 04/07/2026     |

| Submittal Name      | Status    | Received Date | Due Date   | Complete Date | Resubmit | Completed |
|---------------------|-----------|---------------|------------|---------------|----------|-----------|
| Rezoning Review v.1 | In Review | 05/04/2026    | 06/02/2026 |               | No       | No        |

| Item Review Name | Department | Assigned User     | Status   | Assigned Date | Due Date   | Completed Date |
|------------------|------------|-------------------|----------|---------------|------------|----------------|
| Fire             | Fire       | LaChausse, Thomas | Approved | 05/04/2026    | 06/02/2026 | 05/05/2026     |

**Comments:** NFPA 1, Fire Code (2024), provides specific requirements for fire hydrant distance to buildings:

For detached one- and two-family dwellings: The maximum distance from the closest point on the building to a fire hydrant shall not exceed 600 ft (183 m). Maximum spacing between hydrants is 800 ft (244 m). (1)

For buildings other than detached one- and two-family dwellings: The maximum distance from the closest point of the building to a hydrant shall not exceed 400 ft (122 m). Maximum spacing between hydrants is 500 ft (152 m). (2)

These distances are measured as the fire apparatus would lay hose along the fire department access road, not across fences or obstructions. Only hydrants within 1000 ft (305 m) of a building can supply the fire flow for that building. (3) (4)

| Item Review Name | Department | Assigned User  | Status   | Assigned Date | Due Date   | Completed Date |
|------------------|------------|----------------|----------|---------------|------------|----------------|
| Utilities        | HCUD       | Laurie, Andrew | Approved | 05/04/2026    | 06/02/2026 | 05/05/2026     |

**Comments:** HCUD does not currently supply water or wastewater service to this parcel. Water & wastewater service are available. HCUD has no objection to the zoning change from PDP-GHC to PDP-GHC with specific C-2 uses to allow an automobile service establishment on the parcel, subject to connection of the central water & wastewater system at time of site development. Parcel Key# 1150266.

| Submittal Name      | Status | Received Date | Due Date   | Complete Date | Resubmit | Completed |
|---------------------|--------|---------------|------------|---------------|----------|-----------|
| Rezoning Review v.1 | Denied | 04/06/2026    | 05/04/2026 | 06/15/2026    | Yes      | Yes       |

| Item Review Name | Department | Assigned User  | Status   | Assigned Date | Due Date   | Completed Date |
|------------------|------------|----------------|----------|---------------|------------|----------------|
| Utilities        | HCUD       | Laurie, Andrew | Approved | 04/06/2026    | 05/04/2026 | 05/05/2026     |

**Comments:** HCUD does not currently supply water or wastewater service to this parcel. Water & wastewater service are available. HCUD has no objection to the zoning change from PDP-GHC to PDP-GHC with specific C-2 uses to allow an automobile service establishment on the parcel, subject to connection of the central water & wastewater system at time of site development. Parcel Key# 1150266.

| Submittal Name      | Status    | Received Date | Due Date   | Complete Date | Resubmit | Completed |
|---------------------|-----------|---------------|------------|---------------|----------|-----------|
| Rezoning Review v.1 | In Review | 05/04/2026    | 06/02/2026 |               | No       | No        |

| Item Review Name     | Department      | Assigned User   | Status       | Assigned Date | Due Date   | Completed Date |
|----------------------|-----------------|-----------------|--------------|---------------|------------|----------------|
| Planning/Zoning Team | Planning/Zoning | Reinhart, Robin | Pending BOCC | 05/04/2026    | 06/02/2026 |                |

**Comments:** Please see the attached Staff Recommendations

| Submittal Name      | Status | Received Date | Due Date   | Complete Date | Resubmit | Completed |
|---------------------|--------|---------------|------------|---------------|----------|-----------|
| Rezoning Review v.1 | Denied | 04/06/2026    | 05/04/2026 | 06/15/2026    | Yes      | Yes       |

| Item Review Name     | Department      | Assigned User    | Status             | Assigned Date | Due Date   | Completed Date |
|----------------------|-----------------|------------------|--------------------|---------------|------------|----------------|
| Planning/Zoning Team | Planning/Zoning | Miller, Michelle | Requires Re-submit | 04/06/2026    | 05/04/2026 | 04/27/2026     |

| Correction Type | Category           | Comments  | Corrective Action             | Resolved | Create Date | Resolved Date |
|-----------------|--------------------|---|-------------------------------|----------|-------------|---------------|
| General         | General Correction | Update master plan, narrative, trip generation to include corrected address, setbacks, buffers, building placement and parking. | Planning Resubmittal Comments | No       | 04/27/2026  |               |

Update application to show signature and notary.

| Recommendation   | Create Date |
|--|-------------|
| Further comments will be provided upon receipt of revised documents. | 04/27/2026  |

# PLAN SNAPSHOT REPORT (REZ-000020-2026)

| Workflow Step / Action Name             | Action Type       | Start Date      | End Date         |
|---|-------------------|-----------------|------------------|
| <b>Review v.1</b>                       |                   | 04/06/2026 9:40 |                  |
| <del>Intake Review v.1</del>            | Plan Activity     |                 | 04/06/2026 9:33  |
| Assess Fees v.1                         | Generic Action    |                 | 04/06/2026 9:34  |
| File Assignment v.1                     | Task              | 04/06/2026 9:40 | 04/06/2026 9:46  |
| Rezoning Review v.1                     | Receive Submittal | 04/06/2026 0:00 | 06/15/2026 14:07 |
| Rezoning Review v.1                     | Receive Submittal | 05/04/2026 0:00 |                  |
| Rezoning Review v.2                     | Receive Submittal | 06/15/2026 0:00 |                  |
| Completeness Determination v.1          | Task              |                 |                  |
| Deficiencies Addressed v.1              | Generic Action    |                 |                  |
| Generate Maps v.1                       | Task              |                 |                  |
| <b>Staff Analysis v.1</b>               |                   |                 |                  |
| Master Merge Finalization v.1           | Task              |                 |                  |
| Finalization of Staff Report v.1        | Generic Action    |                 |                  |
| Forward Recommendation to Applicant v.1 | Task              |                 |                  |
| Finalize Staff Recommendation v.1       | Generic Action    |                 |                  |
| <b>Administrative Tasks v.1</b>         |                   |                 |                  |
| Email Applicant and Representative v.1  | Generic Action    |                 |                  |
| Complete Advertising v.1                | Task              |                 |                  |
| Prepare Item for Public Hearing v.1     | Generic Action    |                 |                  |
| <b>Public Hearings v.1</b>              |                   |                 |                  |
| Planning and Zoning Commission v.1      | Hold Hearing      |                 |                  |
| Prepare Item for BOCC v.1               | Generic Action    |                 |                  |
| BOCC v.1                                | Hold Hearing      |                 |                  |