

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 9, 2024
Board of County Commissioners: October 22, 2024

APPLICANT: O'Reilly's Automotive Stores, Inc.

FILE NUMBER: H-24-33

REQUEST: Re-establishing a Master Plan on Property Zoned PDP (GHC)/Planned Development Project (General Highway Commercial) with Deviations

GENERAL LOCATION: South Side of Cortez Boulevard approximately 2,508' east of Interstate 75

PARCEL KEY NUMBERS: 1227504

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 Concurrence. 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's 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.

BOCC ACTION:

On October 22, 2024, the Board of County Commissioners voted 5-0 to adopt a Resolution approving the petitioner's request for the Re-establishing of a Master Plan on property zoned PDP (GC)/Planned Development Project (General Commercial) with deviations and the following unmodified 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 provide a minimum 15' landscape buffer, 5' buffer between parcels, and deviation from 20' to 15.25' requirements of the County's LDRs for remaining buffers.
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. Minimum Building Setbacks:
 - Front: 75'
 - Side: 20'
 - Side (Existing Plaza Entrance): 20' (Deviation from 35')
 - Rear (Existing Reverse Frontage): 25' (Deviation from 35')
5. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.
6. A Traffic Access Analysis shall be required.
7. The petitioner shall provide a copy of the cross-access agreement with the shopping plaza.
8. The petitioner shall relocate the construction entrance away from Cortez Boulevard.
9. Driveway Connections, Parking Spaces, Drive Aisles, signage, and pavement markings shall meet Hernando County standards.
10. Modification to the Master Drainage Environmental Resource Permit from Southwest Florida Water Management District shall be required.
11. FDOT access management shall be required. A FDOT drainage permit and a revised trip generation analysis may be required.
12. A Driveway (right-of-way use) permit shall be required.
13. The development shall connect to the central water and sewer systems at time of vertical construction.
14. The petitioner shall provide a master plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.