



HEARINGS: Planning & Zoning Commission: March 9, 2026
Board of County Commissioners: May 5, 2026

APPLICANT: 15464 Cortez Blvd, LLC

FILE NUMBER: H-25-41

REQUEST: Master Plan revision on PDP(GC)/ Planned Development Project (General Commercial) to incorporate a Rezoning from C-2/ Commercial to PDP(GC)/ Planned Development Project (General Commercial)

GENERAL LOCATION: Southeast side of Cortez Boulevard approximately 1,505 feet to Winter Street

PARCEL KEY NUMBER(S): 1215483, 1001720

Applicants' Proposed Revisions to Staff Recommendation for 3/9/26 P&Z Hearing

6. If required by the County Engineer, Petitioner shall provide for a future connection to Arizona Street, as Arizona Street functions as a reverse Frontage Road. The petitioner shall be required to modify the master plan to provide a frontage road in accordance with the County Engineer requirements.

11. Minimum Buffers:

- Front (Cortez Blvd): 20' Landscape Buffer
- Sides (North & South): 10' Natural Vegetative Buffer (Deviation from 20' Landscape Buffer adjacent to Parcel Key 1001702)
- ~~Side (Southwest): 20' Natural Vegetative Buffer~~
- ~~Side (Southeast): 10' Natural Vegetative Buffer~~
- Rear (Arizona St): 20' Natural Vegetative Buffer

For any adjacent properties zoned Agriculture or Residential, staff recommends a 20-foot landscape buffer to maintain compatibility with residential standards