

**APPLICANT:** 75 Cortez LLC, c/o Cardinal Point Management LLC

**FILE NUMBER:** H-23-18

**REQUEST:** Master Plan Revision on Property PDP(HHC)/Planned Development Project (Heavy Highway Commercial) with a rezoning to CPDP/(Combined Planned Development Project) to include Industrial, Corporate Park, Recreational and Congregate Care with deviations

**GENERAL**

**LOCATION:** North of Cortez Boulevard, approximately 2,000' west of I-75

**PARCEL KEY**

**NUMBERS:** 372974

---

**BCC ACTION:**

At their October 10, 2023, meeting the Board of County Commissioners voted 5-0 adopt a Resolution approving a Master Plan Revision on Property PDP(HHC)/Planned Development Project (Heavy Highway Commercial) with a rezoning to CPDP/(Combined Planned Development Project) to include Industrial, Corporate Park, Recreational and Congregate Care with deviations with 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 wildlife survey, prepared by a qualified professional prior to any development occurring on the property. Furthermore, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
3. The development of common areas and landscape plans must comply with the Florida-Friendly Landscaping™ principles.
4. The developer shall provide a minimum of two (2) access points for the proposed warehouse/distribution center.
5. Minimum Building Setbacks:
  - Front (Cortez Blvd/SR 50): 75'
  - Side: 50'
  - Rear: 10'
  - Side Setbacks: 10'
6. There shall be a minimum landscape buffer of 50' along Cortez Blvd/SR 50.
7. The petitioner shall be required to construct the frontage road as reflected on the approved master plan.
8. A Traffic Access Analysis (TAA) pursuant to the Hernando County Facility Design Guidelines is required at the time of development for review and approval by the County Engineer.

9. A water and sewer capacity analysis and connection to the central water and sewer systems at time of vertical construction.
10. The petitioner shall provide full cutoff fixtures and retain all light on-site to prevent any light spillage onto neighboring parcels.
11. A Master Plan Revision shall be required prior to the development of any Congregate Care Facility on the site.
12. The petitioner shall be required to comply with all Large Retail Development Standards.
13. The petitioner shall provide a revised 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.