

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):
Rezoning [] Standard [X] PDP
Master Plan [] New [X] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

Date: 02/02/2026

File No. H-26-16 Official Date Stamp:



APPLICANT NAME: Hernando Investments Inc.

Address: 20 S BROAD ST
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: ford@coastal-engineering.com
Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: [] Yes [X] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 1538081, 1538090, 1538107, 1538116, 1538125, 1538134, 1538143, 1538152, 1635172, 1635163, 1635154, 1538063
2. SECTION 6, TOWNSHIP 23, RANGE 21
3. Current zoning classification: PDP(GC) with C4 Use & PDP (GC)
4. Desired zoning classification: PDP(HHC)
5. Size of area covered by application: 12.53 acres
6. Highway and street boundaries: Nature Coast Boulevard
7. Has a public hearing been held on this property within the past twelve months? [] Yes [X] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [X] No
9. Will additional time be required during the public hearing(s) and how much? [] Yes [X] No

PROPERTY OWNER AFFIDIVAT

I, Clifford E. Manuel, Jr, President of Hernando Investments, Inc., have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

- [X] I am the owner of the property and am making this application OR
[] I am the owner of the property and am authorizing (applicant):
and (representative, if applicable):
to submit an application for the described property.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 2nd day of February, 2026, by Clifford E. Manuel, Jr. who is personally known to me or produced N/A as identification.

Signature of Notary Public (Lindsay Nichols Ollier)



LINDSAY NICHOLS OLLIER
Commission # HH 572438
Expires November 16, 2028

Notary Seal/Stamp

Effective Date: 11/8/16 Last Revision: 11/8/16

Rezoning and Master Plan

Narrative

Cortez Crossing

Lots 1-8 and Lots 25-27

Parcel Keys:

1538081, 1538090, 1538107, 1538116, 1538125, 1538134, 1538143, 1538152, 1635172, 1635163, 1635154, 1538063

Applicant:

Hernando Investments Inc.

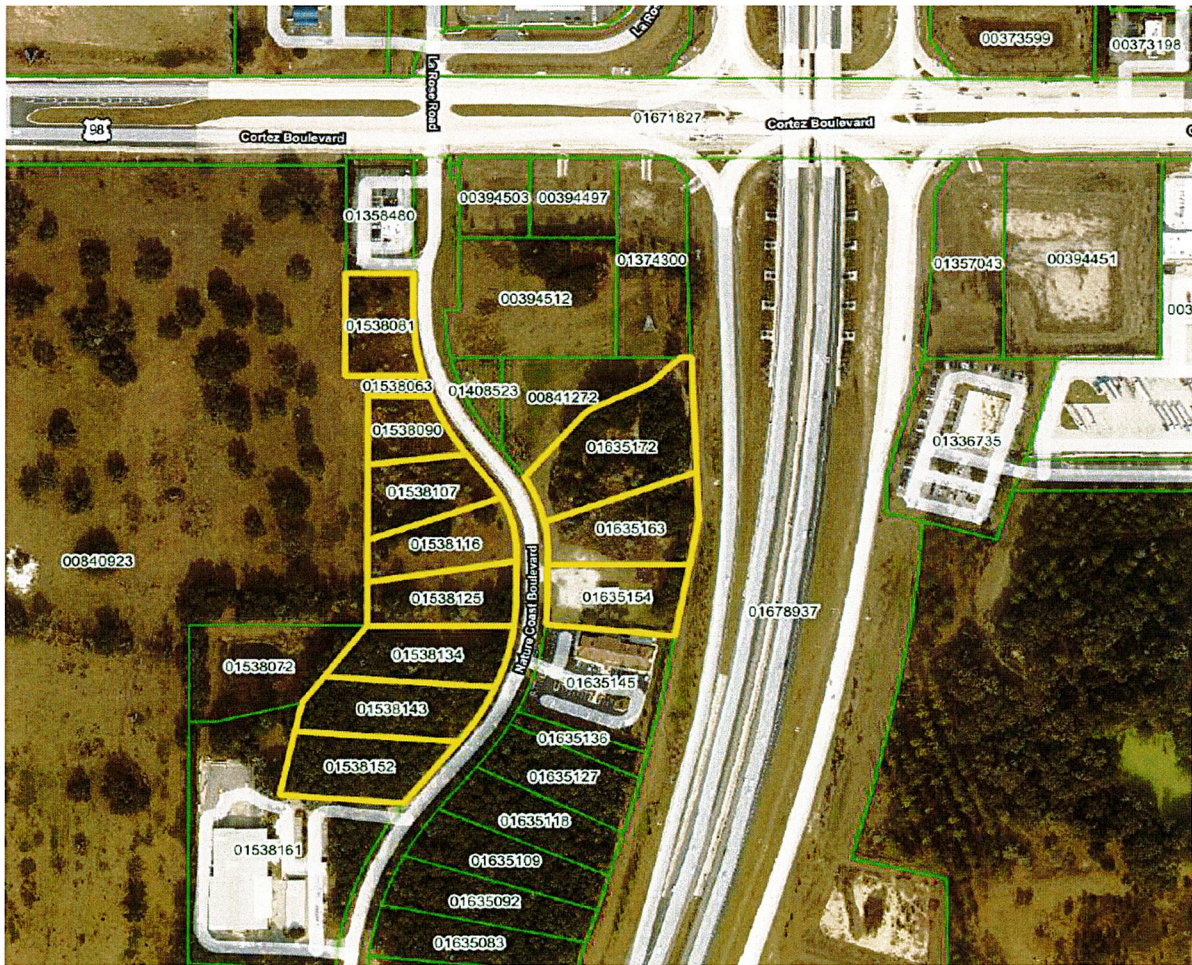


Figure 1. Hernando Investments LLC- Aerial and Location Map

General Description:

The site consists of eleven (11) lots within Nature Coast Crossing Subdivision Phases 1 and 2, is located along either side of Nature Coast Boulevard, and consists of a total of 12.53 acres (see Appendix for Plat information). Please refer to Figure 1 for the site location.

Site Zoning and Land Use:

The Site is currently zoned PDP/GC (Planned Development Project/General Commercial) and PDP/GC with a C-4 Use. Please refer to Figure 2 for the site zoning.

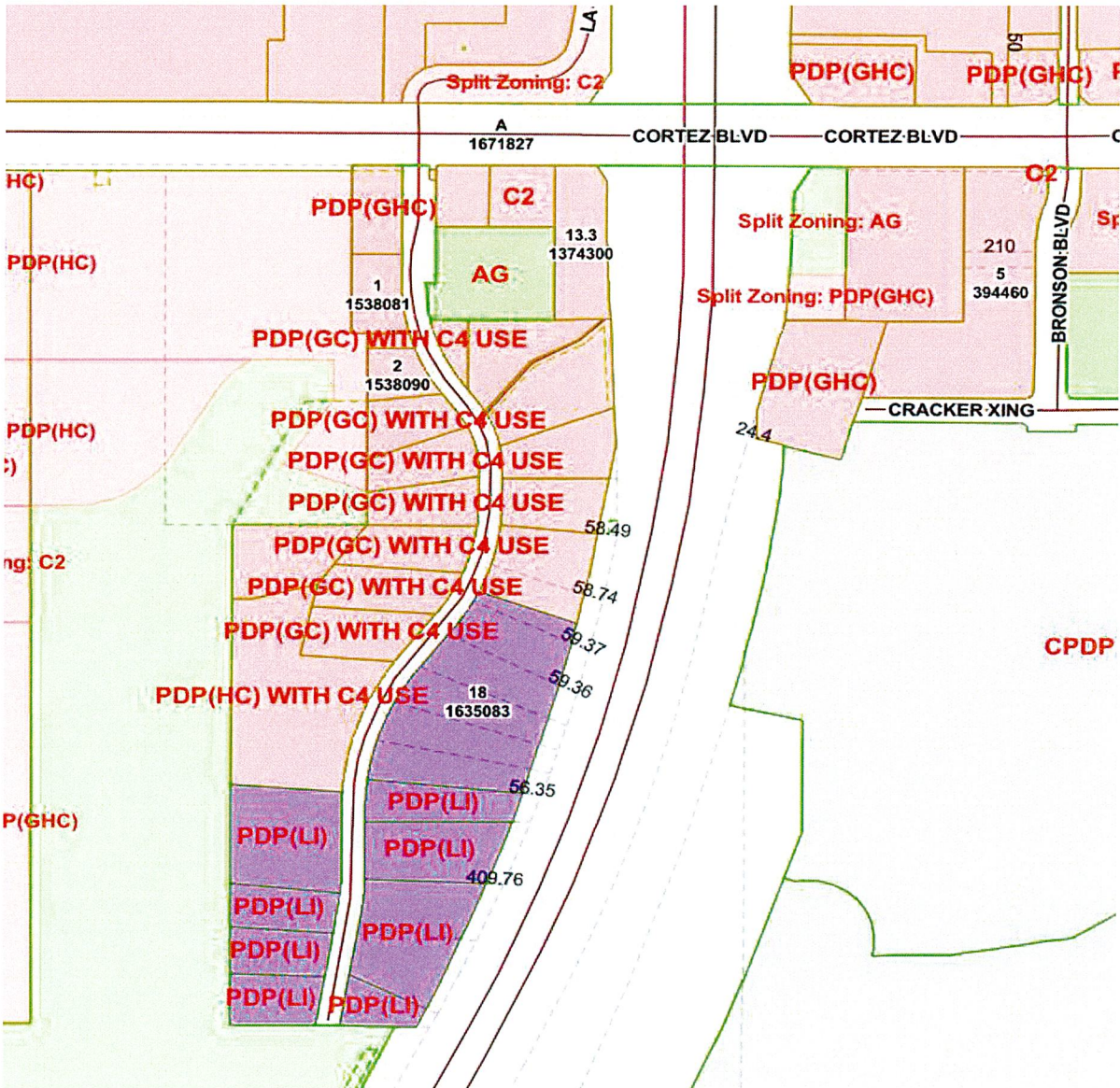


Figure 2. Hernando Investments LLC- Site Zoning Map

The site is currently designated as part of the I75/SR 50 Planned Development District. Please refer to Figure 3 for the Future Land Use.

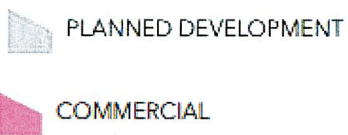
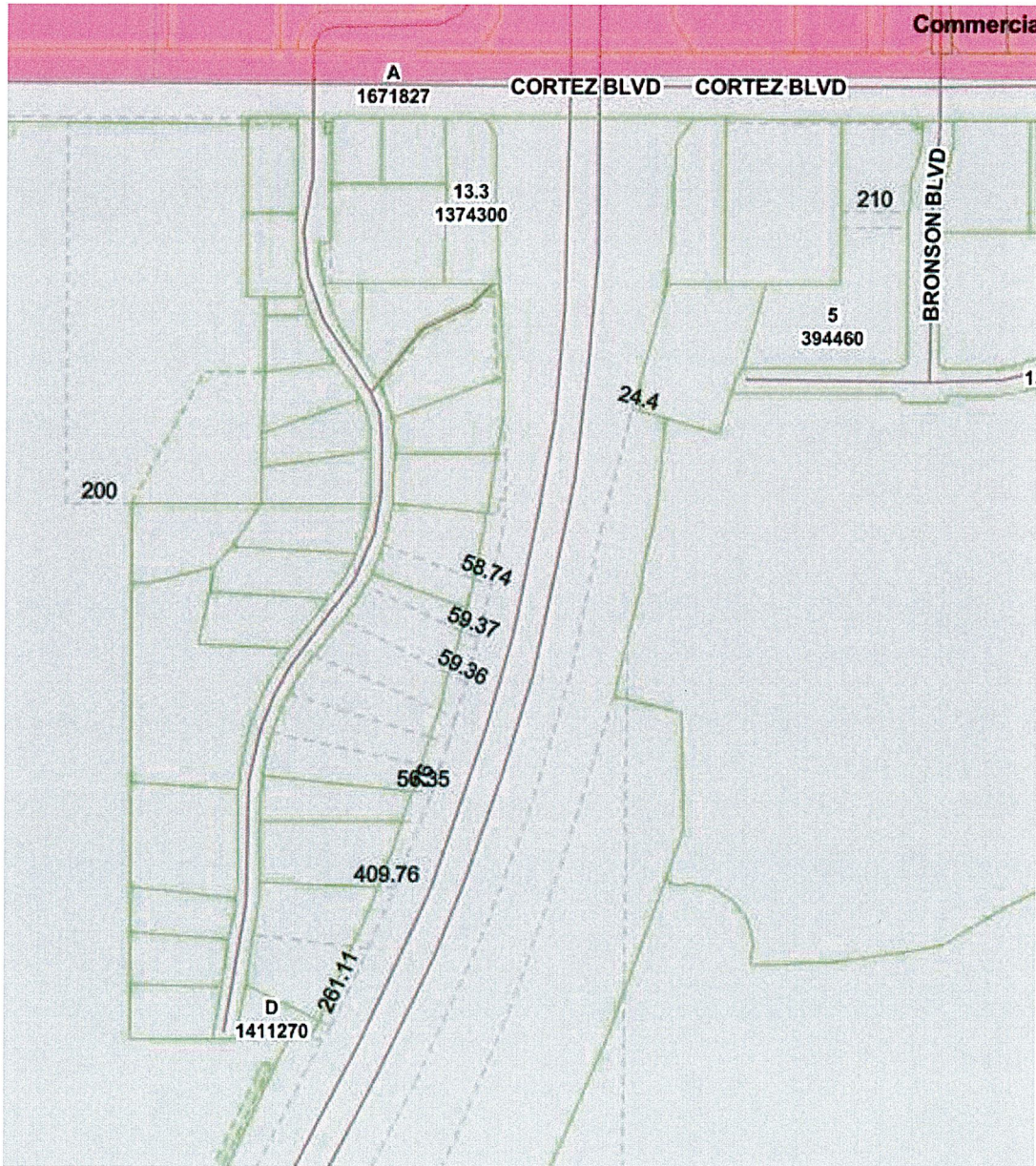


Figure 3. Hernando Investments LLC- Site Existing Land Use Map

The following table identifies adjacent zoning and the Comprehensive Plan’s future land use map designations.

	Zoning	FLU	Property Use
North	C-2; PDP/GHC; PDP/HHC; AG	Commercial	Vacant, hotel, convenience store with gas pumps
South	PDP/LI	I75/SR 50 PDD	Hotel; Truss Plant, vacant industrial lots
East	NA	I75/SR 50 PDD	I-75
West	PDP/HC; AG	I75/SR 50 PDD	Vacant

Request:

The applicant is requesting to change the zoning from PDP/GC and PDP/GC with a C-4 Use to PDP/HHC with additional specified uses as outlined in this narrative.

Project Description:

In order to accommodate present market interest in the northernmost parcels in the Nature Coast Crossing commercial and industrial subdivision, it has become evident that more flexibility is required than available in the existing PDP/GC zoning designation. The requested PDP (Heavy Highway Commercial) district allows all permitted uses in the C-4 zoning district. Any special exception uses allowed in the C-4 zoning district which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the C-2, O/P, I-1 and I-2 zoning districts designated in the narrative or on the master plan.

The applicant is requesting all permitted uses allowed in the C-4 District and the following additional specified uses:

The following requested uses from the C-1 District:

- Business, professional and nonprofit offices
- Restaurants with or without alcohol dispensation
- Hotels and Motels
- Light Building Material Establishment

The following requested uses from the C-2 District:

- Drive-in restaurants

- Tire and Automotive accessory establishments
- Automotive Specialty Establishments
- Automotive and Truck Rental Establishments
- Veterinarian and Animal Clinics or Hospital Establishments
- Domestic Rental Establishments
- Light Construction Service Establishments
- Automobile Service Establishments

The following permitted uses in the I-1 Light Industrial District

- Light Wholesale and Storage Establishments
- Light Outdoor Advertising Service Establishments
- Light Research, Development and Testing Laboratories
- Light Motor Freight Transportation Establishments

The following permitted uses in the i-2 Heavy Industrial District

- Heavy Research, Development and Testing Laboratories.
- Heavy Building Material Establishments.
- Heavy Construction Service Establishments

Special Exception uses requested

Commercial

- Heavy Motor Freight Transportation Establishments.

Industrial

- Heavy Manufacturing
- Heavy Wholesale and Storage Establishments

It is anticipated that the Cortez Crossing Subdivision will develop with a mix of commercial and industrial uses, and the PDP/HHC designation provides the flexibility to develop with associated light commercial, heavy commercial and industrial uses with or without outdoor storage. Commercial uses would be located closer to SR 50 and the use mix would transition in intensity to the south consistent with currently developed lots in the subdivision.

Comprehensive Plan:

The subject property is consistent with the following Goals, Objectives and Strategies of the Comprehensive Plan.

Planned Development Projects and Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

Analysis: The site is ideally suited to the Planned Development District given the fact that the area is currently platted and developed with a mix of commercial and industrial uses. The proposed PDP/HHC district provides the flexibility to develop a mix of uses in accordance with the platted lot layouts consistent with location and adjoining uses as the project builds out. The intensity and design of the project will in accordance with the standards in the approved master plan and narrative.

I-75/SR-50 PLANNED DEVELOPMENT DISTRICT

Strategy 1.05A(1): The I-75/SR-50 Planned Development District mapped area is characterized by a significant potential for future development of multiple land use types. The I-75/SR-50 PDD shall seek to create, to the maximum extent practical, a largely self-contained internally functional concentration of commercial, industrial, and mixed residential land uses supported by public infrastructure. The County intends to encourage and functionally integrate these land uses mainly through advance planning and programming of infrastructure that facilitates orderly development patterns.

Analysis: The I 75/SR 50 Planned Development District is intended to develop with a mix of integrated uses. The site and existing subdivided lots are ideally suited for uses that are intended to provide employment based opportunities and convenience based services.

Proposed Dimensional Standards:

Minimum Setbacks

Front-35 feet

Sides-10 feet (previously approved deviation from 20 feet)

Rear-35 feet

Perimeter Buffers

East (I-75) and West (rear)-20 feet consisting of preserved native vegetation enhanced as necessary to achieve a consistent vegetative screen of 50% opacity after 12 months.

Maximum Height-60 feet

Outdoor Storage-Outdoor storage will be located behind the building and screened by an opaque fence of between 5 and 8 feet in height. Screening shall maintain a 100% opacity standard.

All lot landscaping shall meet the Community Appearance Ordinance.

Site Conditions

Topography

The site ranges in elevation from 60 to 90 feet. Please refer to Figure 4 for the topographic information.

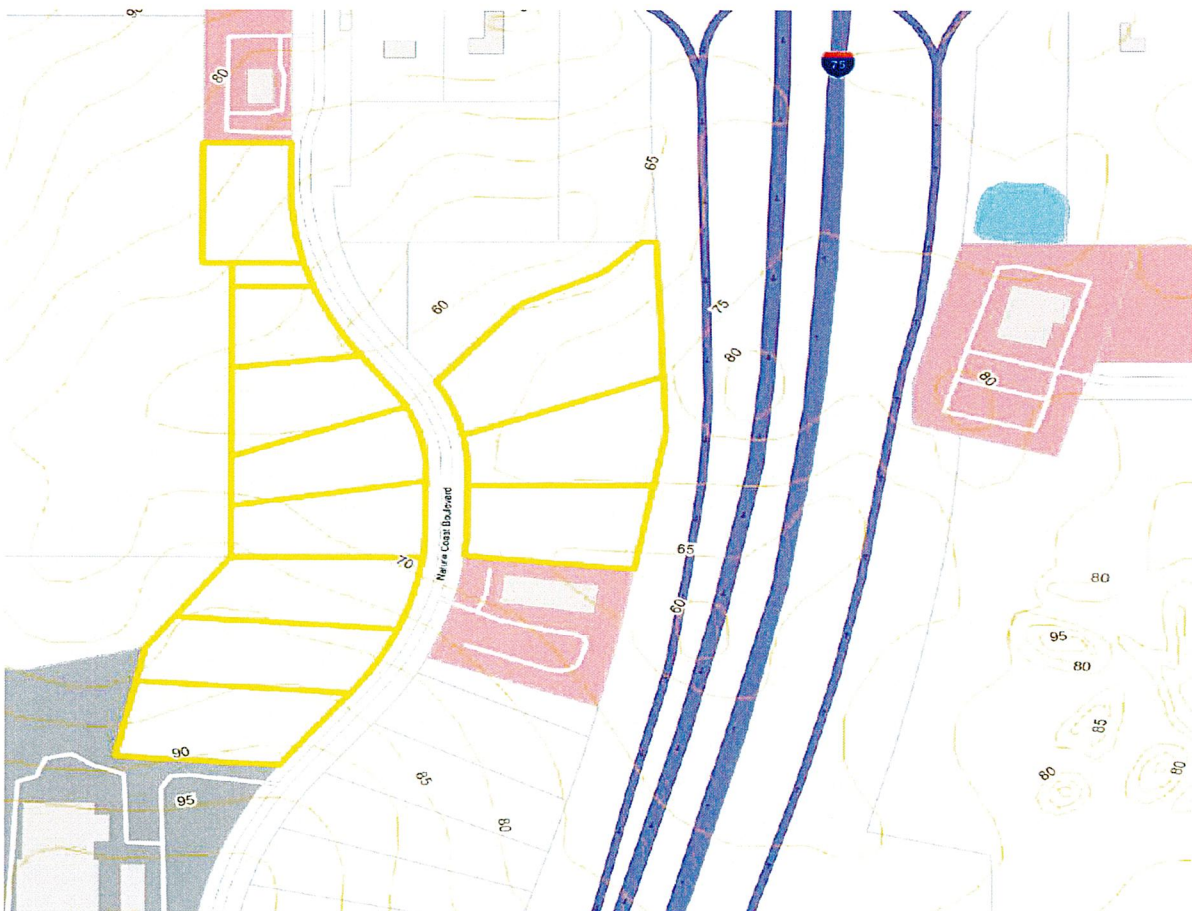


Figure 4. Hernando Investments LLC- Topographic Map

Floodplain

There is a small depression on the site between lots 24 and 25. Otherwise, the site is not located in a flood zone. Please refer to Figure 5 for the flood map.

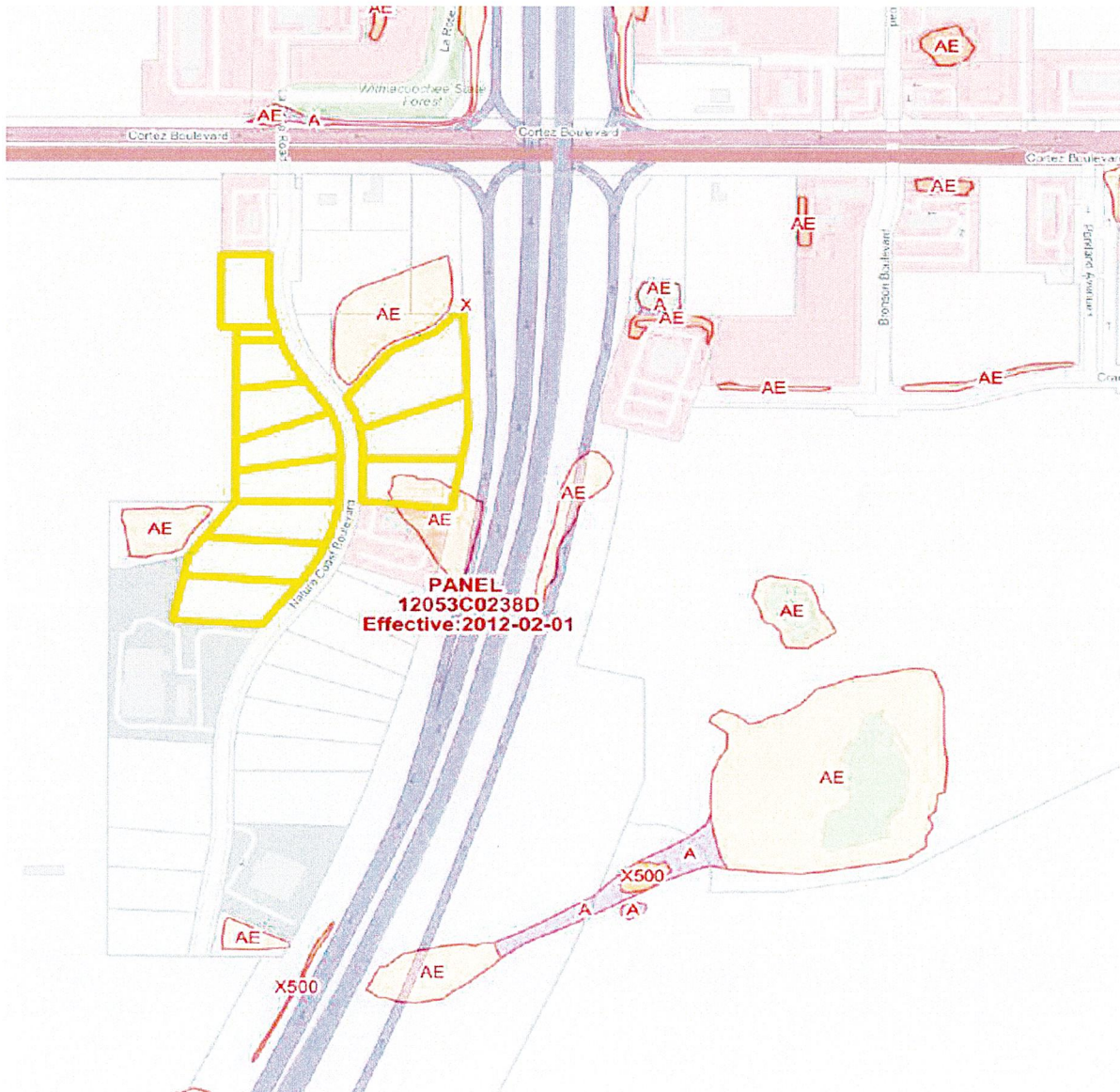


Figure 5. Hernando Investments LLC- Flood Map

Soils

The site consists of entirely Candler Fine Sand soils. Please refer to Figure 6 for the soil types.

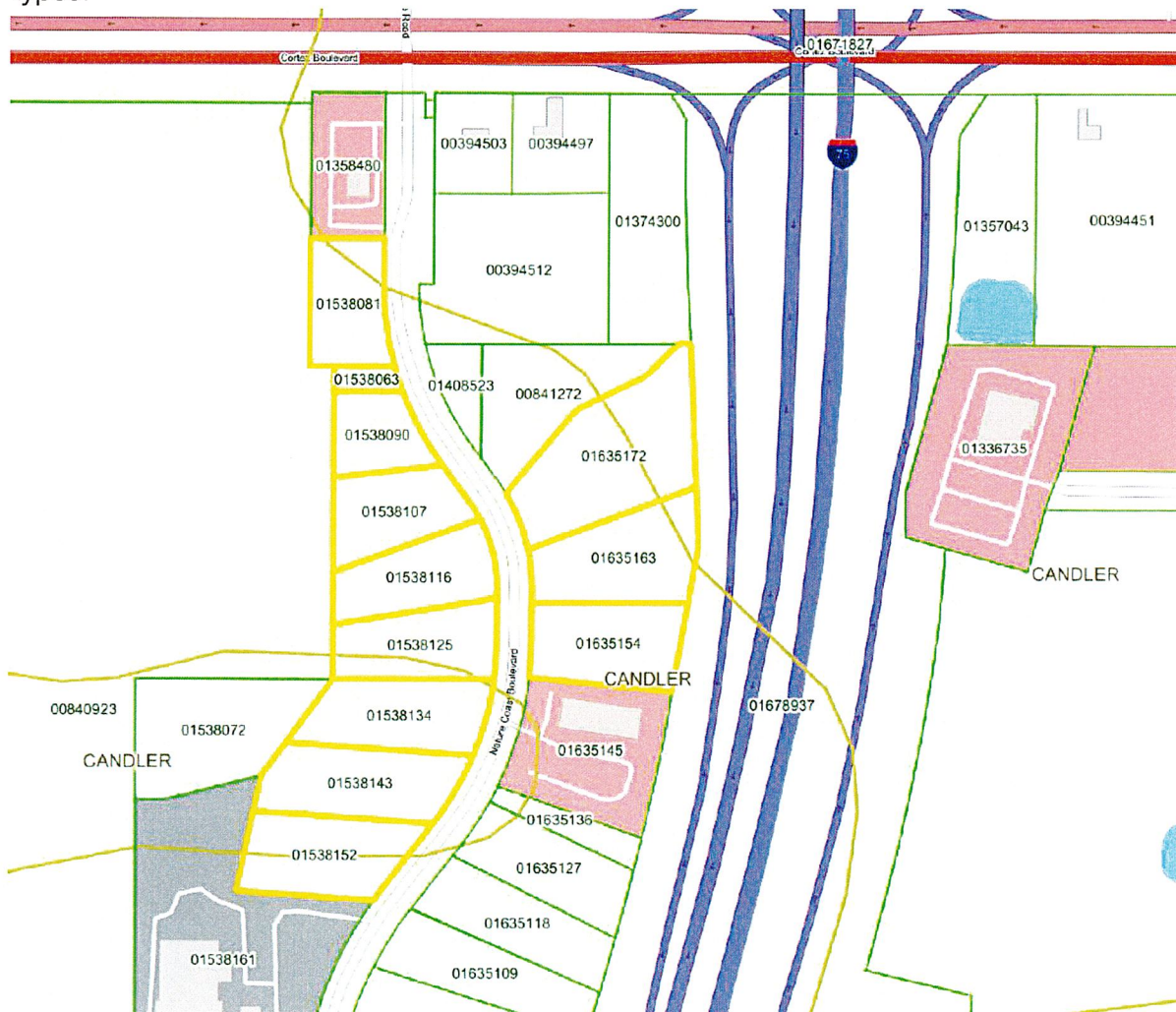


Figure 6. Hernando Investments LLC-Soils Map

Site Environmental

The site is currently platted and any required additional permitting will be obtained at the time of development.

Infrastructure

Adequate Access/Transportation

All parcels in Nature Coast Crossing have direct access to Nature Coast Boulevard, a two lane local roadway developed specifically to serve this subdivision. Nature Coast Boulevard has direct access to SR 50, a six lane arterial roadway with a full median cut. Both roadways have an excellent level of service. The site also has immediate access to I-75, making the location ideal for employment and industrial related uses.

Utilities

The site is served by central water and sewer, provided by Hernando County. The Hernando County Utilities Department has significant sewer and potable water infrastructure within the Nature Coast Crossing subdivision, including a 12 inch water main, an 8 inch sewer gravity line and a major HCUD sewer pump station.

Drainage

The stormwater management system has been constructed for the subdivision as permitted by the Southwest Florida Water Management District (SWFWMD).

Deviations

. The side yard deviation was previously approved; no additional deviations are proposed.

APPENDIX

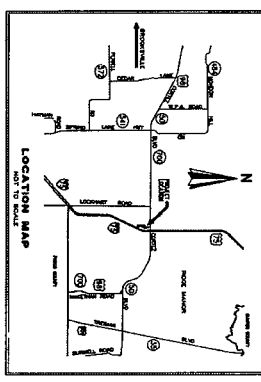
CORTEZ CROSSING PHASE ONE

A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA.

PLAT BOOK 34
PAGE 40

LEGAL DESCRIPTION:

The above-described land is situated in the East 1/2 of the South 1/2 of Section 6, Township 23 South, Range 21 East, Hernando County, Florida, and also that portion of Section 6, Township 23 South, Range 21 East, Hernando County, Florida, which is not included in the above-described land, and is more particularly described as follows: ...



APPROVED AND CONSENT TO SUBDIVISION:
I, the undersigned, Clerk of the County of Hernando, Florida, do hereby certify that the above-described land is situated in the East 1/2 of the South 1/2 of Section 6, Township 23 South, Range 21 East, Hernando County, Florida, and is more particularly described as follows: ...

[Signature]
Clerk of the County of Hernando, Florida

ADJUDICATOR:
I, the undersigned, Adjudicator of the County of Hernando, Florida, do hereby certify that the above-described land is situated in the East 1/2 of the South 1/2 of Section 6, Township 23 South, Range 21 East, Hernando County, Florida, and is more particularly described as follows: ...

[Signature]
Adjudicator of the County of Hernando, Florida

RESOLUTION:
The Board of County Commissioners of the County of Hernando, Florida, do hereby resolve that the above-described land is situated in the East 1/2 of the South 1/2 of Section 6, Township 23 South, Range 21 East, Hernando County, Florida, and is more particularly described as follows: ...

W. D. GREENE LAND SURVEYING, INC.
Professional Land Surveyors
Hernando County, Florida

RESOLUTION:

The Board of County Commissioners of the County of Hernando, Florida, do hereby resolve that the above-described land is situated in the East 1/2 of the South 1/2 of Section 6, Township 23 South, Range 21 East, Hernando County, Florida, and is more particularly described as follows: ...

[Signature]
Chairman of the Board of County Commissioners

ADJUDICATOR:

I, the undersigned, Adjudicator of the County of Hernando, Florida, do hereby certify that the above-described land is situated in the East 1/2 of the South 1/2 of Section 6, Township 23 South, Range 21 East, Hernando County, Florida, and is more particularly described as follows: ...

[Signature]
Adjudicator of the County of Hernando, Florida

CONSENT OF APPROVAL:

I, the undersigned, Clerk of the County of Hernando, Florida, do hereby certify that the above-described land is situated in the East 1/2 of the South 1/2 of Section 6, Township 23 South, Range 21 East, Hernando County, Florida, and is more particularly described as follows: ...

[Signature]
Clerk of the County of Hernando, Florida

CLIENTS CERTIFICATE:

I, the undersigned, Clerk of the County of Hernando, Florida, do hereby certify that the above-described land is situated in the East 1/2 of the South 1/2 of Section 6, Township 23 South, Range 21 East, Hernando County, Florida, and is more particularly described as follows: ...

[Signature]
Clerk of the County of Hernando, Florida

SENIOR'S CERTIFICATE:

I, the undersigned, Clerk of the County of Hernando, Florida, do hereby certify that the above-described land is situated in the East 1/2 of the South 1/2 of Section 6, Township 23 South, Range 21 East, Hernando County, Florida, and is more particularly described as follows: ...

[Signature]
Clerk of the County of Hernando, Florida

CONTRACTS OF PURCHASE BY COUNTY DEPARTMENT:

I, the undersigned, Clerk of the County of Hernando, Florida, do hereby certify that the above-described land is situated in the East 1/2 of the South 1/2 of Section 6, Township 23 South, Range 21 East, Hernando County, Florida, and is more particularly described as follows: ...

[Signature]
Clerk of the County of Hernando, Florida

CORTEZ CROSSING
PHASE ONE
SHEET 1 OF 2

CORTEZ CROSSING PHASE TWO

A SUBDIVISION OF A PORTION OF SECTION 8, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HENNEVOO COUNTY, FLORIDA

PLAT BOOK 37
PAGE 56

LEGAL DESCRIPTION

STATE OF FLORIDA
COUNTY OF HENNEVOO

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HENNEVOO

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HENNEVOO

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

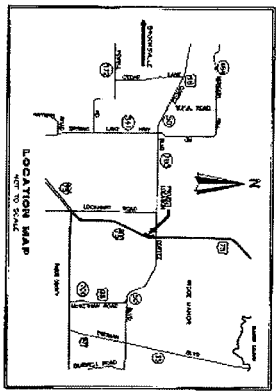
My commission expires _____.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HENNEVOO

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.



THIS PLAN OF SUBDIVISION IS THE PROPERTY OF THE COUNTY OF HENNEVOO, FLORIDA, AND IS SUBJECT TO THE APPROVED AND ADOPTED ORDINANCES OF SAID COUNTY, FLORIDA, AND TO THE DECISIONS OF THE HENNEVOO COUNTY BOARD OF COUNTY COMMISSIONERS.

W. D. GREENE, LAND SURVEYOR, INC.
1000 WEST WASHINGTON STREET
TALLAHASSEE, FLORIDA 32304
FURNISH CERTIFICATE OF ADOPTION NUMBER 2794

RESOLUTION

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

ASSIGNMENT CERTIFICATE

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

CERTIFICATE OF APPROVAL

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

CLERK'S CERTIFICATE

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

SIGNATURE CERTIFICATE

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

CERTIFICATE OF RECORD BY COUNTY CLERK

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

CORTEZ CROSSING
SHEET 1 OF 2

