



Cortez Crossing

Rezoning & Master Plan
Application
Application No. H-26-16

APPLICANT

Hernando Investments Inc.

PROPOSED ZONING

PDP / HHC with Additional Uses

PROJECT AREA

12.53 Acres · 11 Lots

LOCATION

Cortez Crossing Subdivision, Phases 1 & 2



02

SECTION 02

Existing Conditions

Physical Site Characteristics & Environmental Review



Site Overview

SITE AREA

12.53 AC

12 Total Parcels

LOTS

11 Lots

Lots 1–8 & 25–27

ROAD FRONTAGE

Nature Coast Blvd

Both Sides

SUBDIVISION

Cortez Crossing

Phases 1 & 2

Site Context & Access

- FLU: Located within the I-75/SR-50 Planned Development District
- All 12 parcels front Nature Coast Boulevard, a two-lane collector roadway constructed to serve the commercial subdivision, with a full median-cut connection to SR-50 (six-lane arterial).
- Existing Commercial Subdivision infrastructure (water, sewer, stormwater) is constructed and operational.
- Master Plan encompasses 12 parcels (11 developable lots plus 1 road/utility tract, Parcel 1538063), spanning both sides of Nature Coast Blvd across Phases 1 and 2 of the recorded plat.

75

LOTS 25-27
4.39 Acres

LOTS 1-8
8.21 Acres



SITE AERIAL PHOTOGRAPHY

Aerial Site Overview — Cortez Crossing



Nature Coast Blvd — north approach & I-75 interchange



Eastern parcel frontage along Nature Coast Blvd

Site Area Current Overview



03

SECTION 03

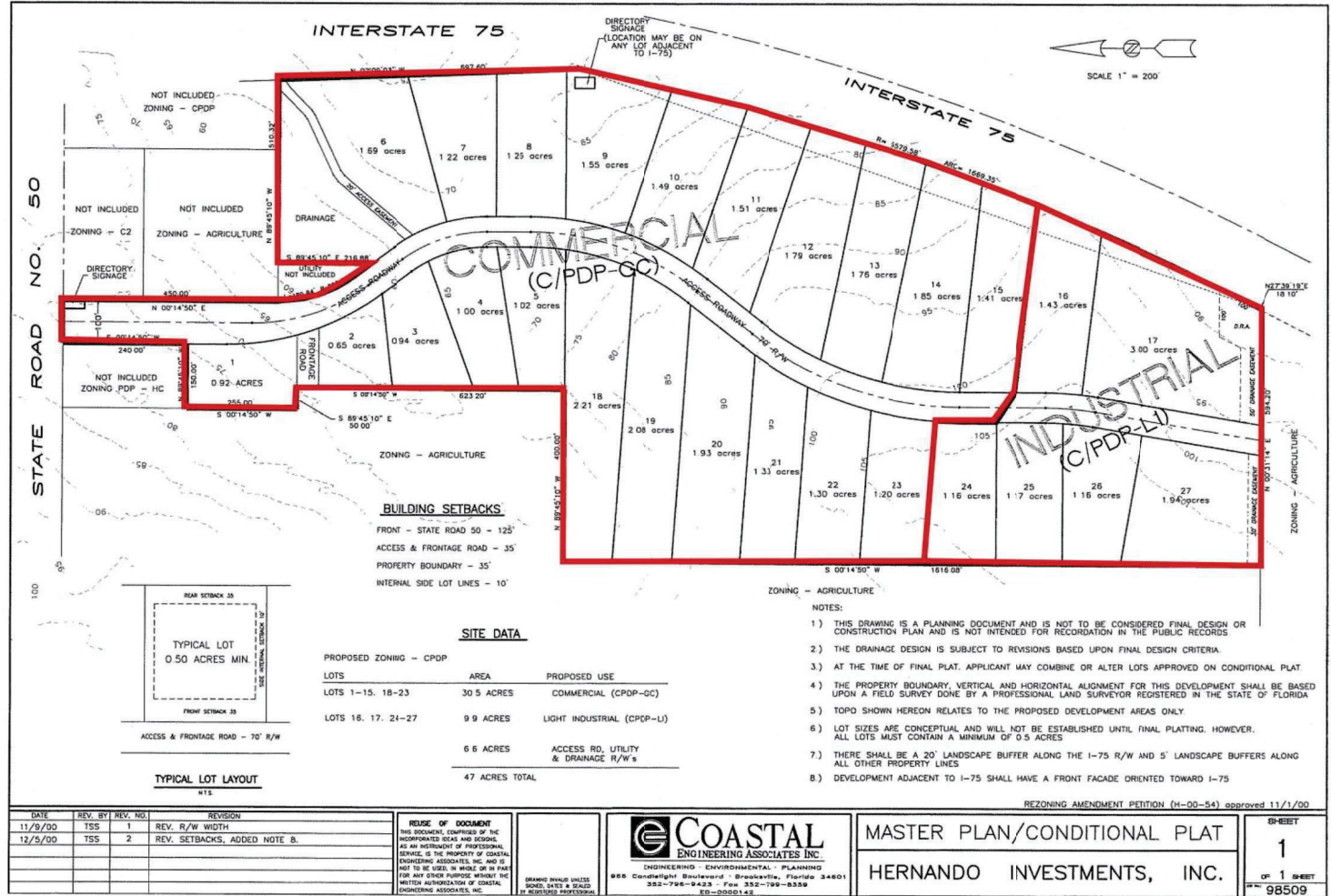
Previous Approvals

Zoning Analysis, Compatibility & Master Plan



PREVIOUS APPROVALS

Original (1998)
 CPDP – GC &
 CPDP – GC

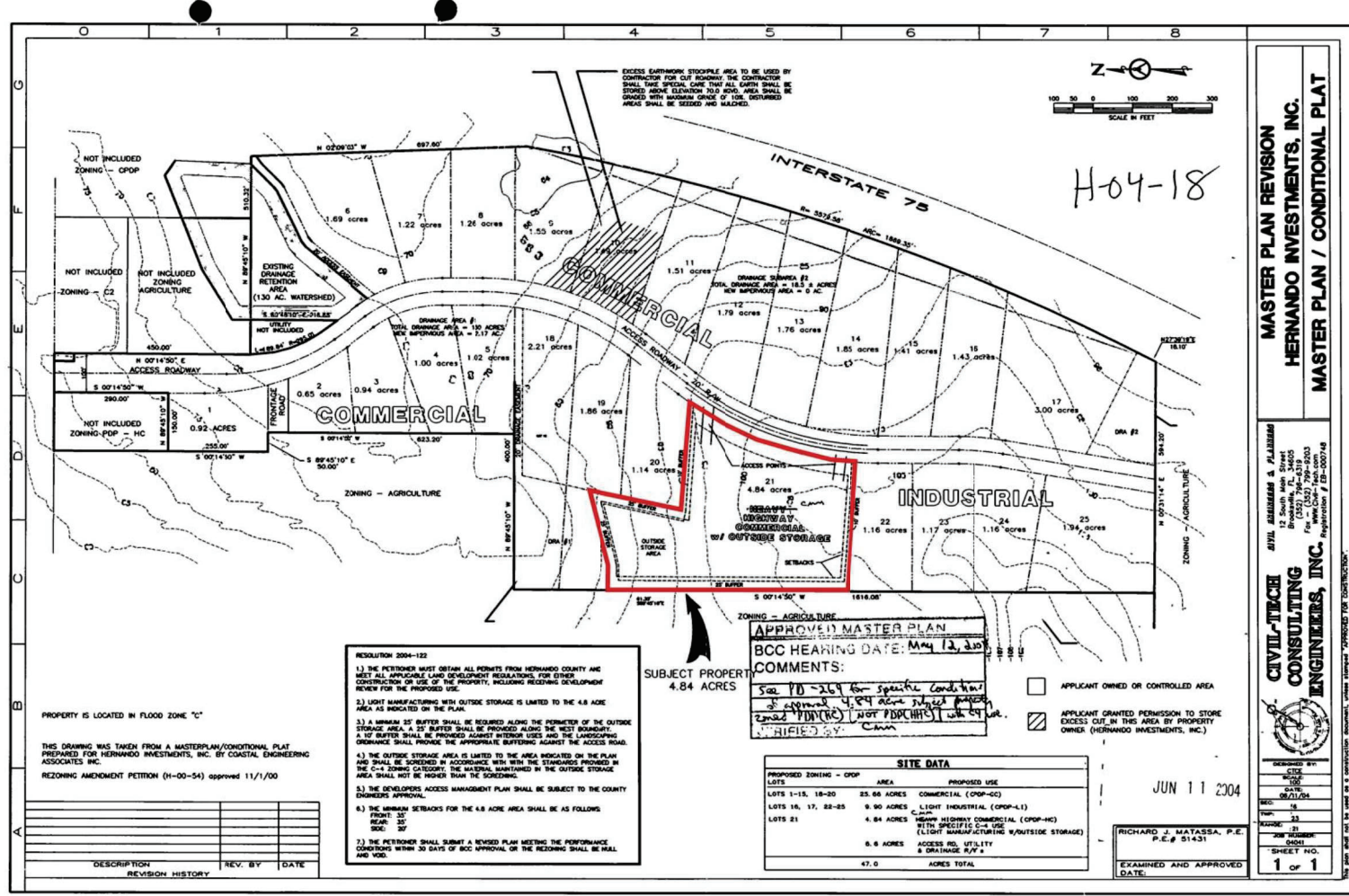


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PREVIOUS APPROVALS

Revised (2004)

- 4 Lots zoned CPDP (GC)
- Revised to CPDP (HC) with C-4 use for Light Manufacturing & Outdoor Storage

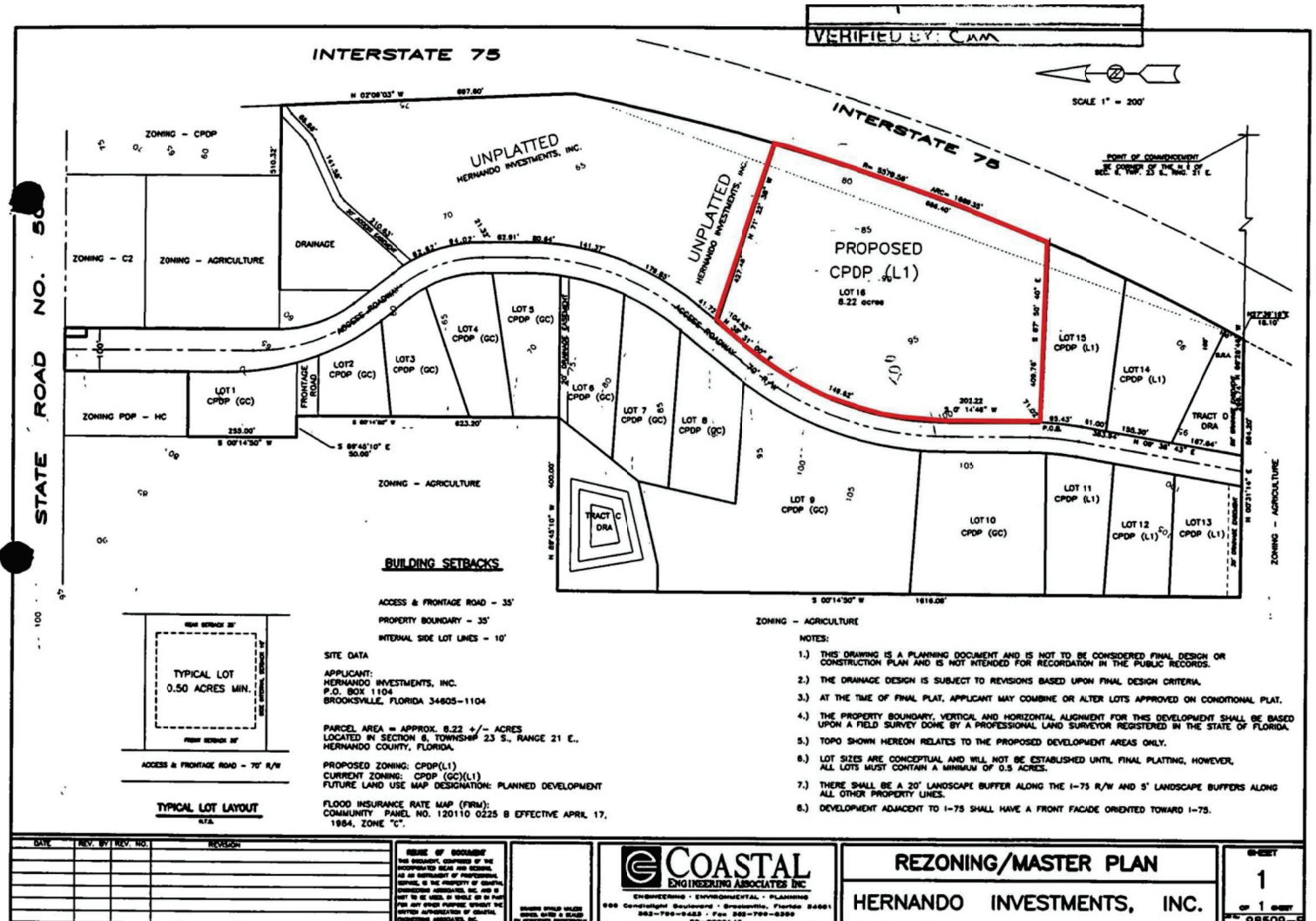


MASTER PLAN REVISION
HERNANDO INVESTMENTS, INC.
MASTER PLAN / CONDITIONAL PLAT
 CIVIL-TRACE CONSULTING ENGINEERS, INC.
 12 South Main Street
 Dade City, FL 34601
 Phone: (813) 734-8719
 Fax: (813) 734-8719
 www.Civil-Trace.com
 Registration # 2D-000748
 JUN 11 2004
 RICHARD J. MATASSA, P.E.
 P.E.# 51431
 EXAMINED AND APPROVED DATE:
 1 of 1

PREVIOUS APPROVALS

Revised (2005)

- 2005 4 Lots Zoned CPDP (GC)
- Revised to CPDP (L1) with C-4



03

SECTION 03

Rezoning & Land Use

Zoning Analysis, Compatibility & Master Plan



Rezoning Request: PDP/GC → PDP/HHC

EXISTING ZONING

PDP/GC
PDP/GC with C-4 Use

Planned Development Project / General Commercial

PROPOSED ZONING

PDP/HHC

Planned Development Project / Heavy Highway Commercial

Rezoning Overview

- The applicant requests rezoning of all 11 lots from PDP/GC (and PDP/GC with C-4 Use) to PDP/HHC with additional specified uses from C-1, C-2, I-1, and I-2 districts as listed in the master plan narrative.
- The existing PDP/GC designation does not accommodate the use flexibility required by confirmed market demand and prospective tenants — particularly along the northernmost parcels closest to SR-50 and I-75. PDP/HHC corrects this mismatch.
- PDP/HHC allows all C-4 permitted uses plus additional specified uses from C-1, C-2, I-1, and I-2 districts as enumerated in this application.
- No new setback or dimensional deviations are requested. The previously-approved 10-ft side yard deviation (from the standard 20-ft) is carried forward and remains the only deviation applicable to this PDP.

Adjacent Zoning & Land Use Compatibility

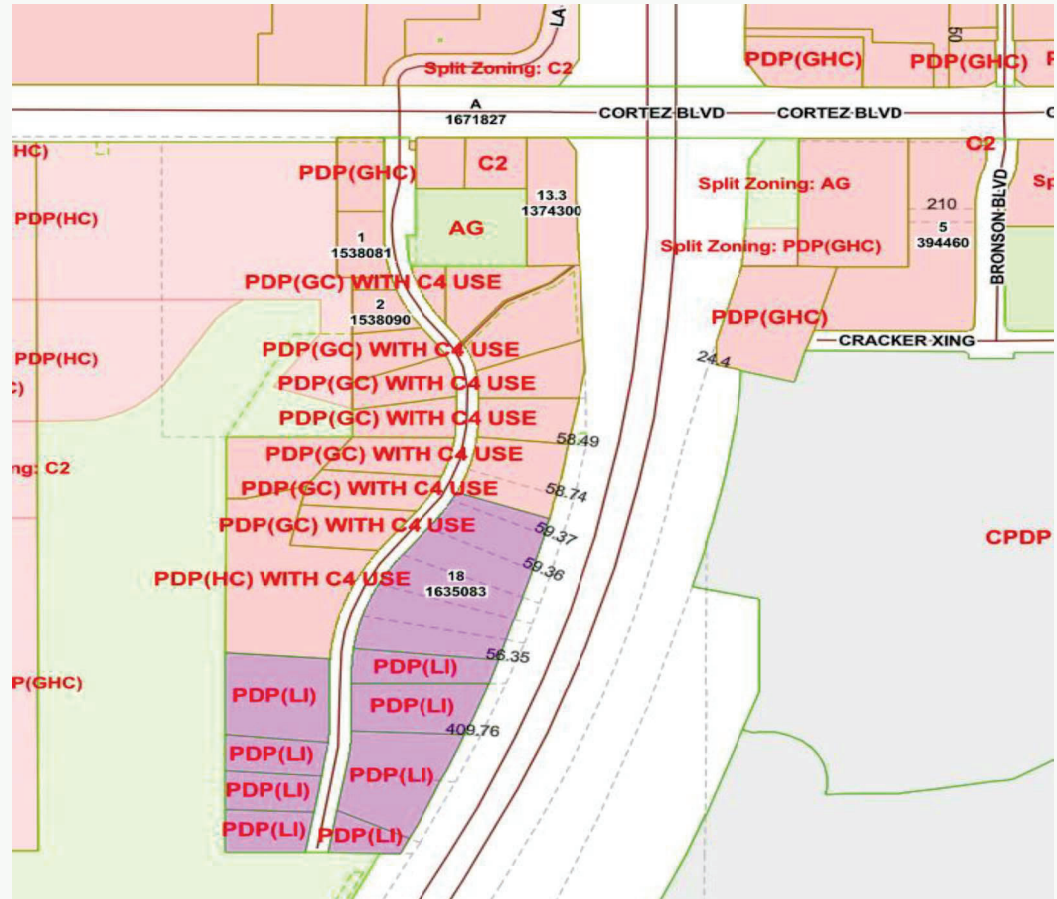
DIR.	ZONING	FLU	EXISTING USE
NORTH	C-2; PDP/GHC; PDP/HHC; AG	Commercial	Hotel, convenience store w/ fuel, vacant
SOUTH	PDP/LI	I-75/SR-50 PDD	Hotel, truss plant, vacant industrial
EAST	N/A (I-75 ROW)	I-75/SR-50 PDD	Interstate 75 right-of-way
WEST	PDP/HC; AG	I-75/SR-50 PDD	Vacant (highway commercial)

- The proposed PDP/HHC designation is fully consistent with surrounding zoning, adjacent properties to the South and west are already classified Heavy Highway Commercial or Light Industrial. This rezoning does not introduce a new or incompatible use pattern; it aligns with what is already approved and operating in the corridor.

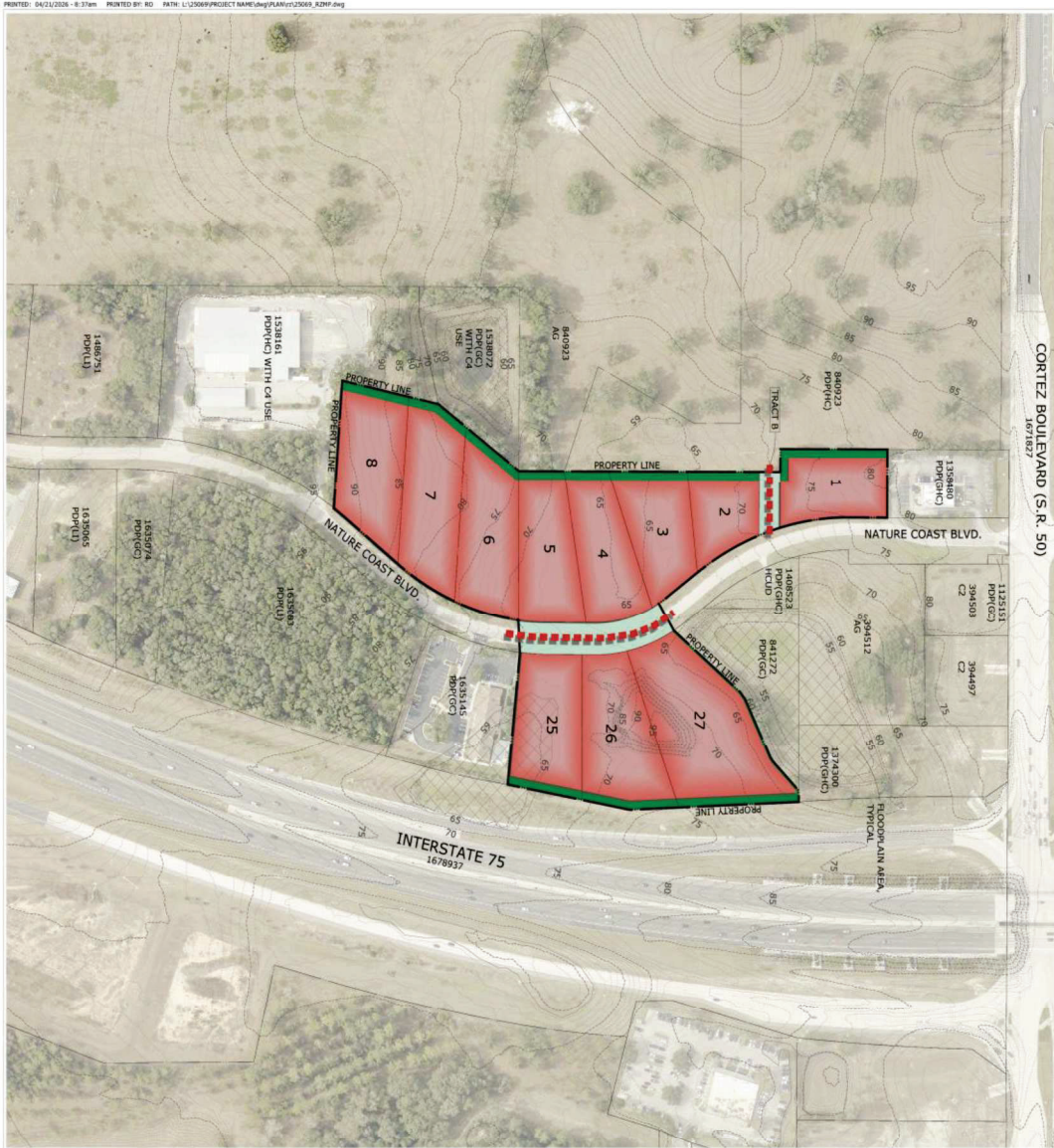
FIGURE 2 — SITE ZONING MAP

Current Zoning Map — Hernando Investments LLC

- 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.



Rezoning Master Plan



- LEGEND**
- COMMERCIAL AREA
 - VEGETATIVE BUFFERS
 - R.O.W. AREA

LAND USE TABLE

LAND USE	ACRES
NON-RESIDENTIAL COMMERCIAL	11.59
VEGETATIVE BUFFERS	0.84
TOTAL AREA	12.43

SITE DATA
 OWNER: HERNANDO INVESTMENTS INC.
 PARCEL KEY NO.: 135880, 135881, 135882, 135883, 135884, 135885, 135886, 135887, 135888, 135889, 135890, 135891, 135892, 135893, 135894, 135895, 135896, 135897, 135898, 135899, 135900, 135901, 135902, 135903, 135904, 135905, 135906, 135907, 135908, 135909, 135910, 135911, 135912, 135913, 135914, 135915, 135916, 135917, 135918, 135919, 135920, 135921, 135922, 135923, 135924, 135925, 135926, 135927, 135928, 135929, 135930, 135931, 135932, 135933, 135934, 135935, 135936, 135937, 135938, 135939, 135940, 135941, 135942, 135943, 135944, 135945, 135946, 135947, 135948, 135949, 135950, 135951, 135952, 135953, 135954, 135955, 135956, 135957, 135958, 135959, 135960, 135961, 135962, 135963, 135964, 135965, 135966, 135967, 135968, 135969, 135970, 135971, 135972, 135973, 135974, 135975, 135976, 135977, 135978, 135979, 135980, 135981, 135982, 135983, 135984, 135985, 135986, 135987, 135988, 135989, 135990, 135991, 135992, 135993, 135994, 135995, 135996, 135997, 135998, 135999, 136000

SECTION / TOWNSHIP / RANGE: SECTION 27, TOWNSHIP 27N, RANGE 18W
PROPOSED ZONING: WITH C/L USE - INTERMEDIATE SPECIFIED USES
PROJECT AREA: 12.43 AC.

SETBACKS:
 10 FT. FRONT SETBACK (MINIMUM)
 10 FT. SIDE SETBACK (MINIMUM)
 10 FT. REAR SETBACK (MINIMUM)
 10 FT. CORNER SETBACK (MINIMUM)
 10 FT. FRONT SETBACK (MINIMUM)
 10 FT. SIDE SETBACK (MINIMUM)
 10 FT. REAR SETBACK (MINIMUM)
 10 FT. CORNER SETBACK (MINIMUM)

BUFFERS AND LANDSCAPING:
 1. 10 FT. VEGETATIVE BUFFER (MINIMUM)
 2. 10 FT. VEGETATIVE BUFFER (MINIMUM)
 3. 10 FT. VEGETATIVE BUFFER (MINIMUM)
 4. 10 FT. VEGETATIVE BUFFER (MINIMUM)

REVISION

NO.	DATE	BY	REV.	DESCRIPTION
1	08/11/2026	AS	1	ISSUED FOR PERMITTING

REUSE OF DOCUMENT
 THIS DOCUMENT COMPOSED OF THE INCORPORATED DEAS AND DESIGN BY COASTAL ENGINEERING ASSOCIATES, INC. FOR THE PROJECT OF COASTAL ENGINEERING ASSOCIATES, INC. IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND SHALL BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC. DRAWING SHALL BE REPRODUCED, DATED & SEALED BY REGISTERED PROFESSIONAL ENGINEER.

DATE: 08/11/2026
SHEET: 1

Coastal
 engineering associates, inc.
 666 Candlelight Boulevards - Brooksville - Florida 34601
 (352) 796-9423 Fax (352) 796-8266
 EB-0000142

REZONING MASTER PLAN
HERNANDO INVESTMENTS / CORTEZ CROSSING

04

SECTION 04

Uses, Standards & Buffering

Permitted Uses & Dimensional Development Standards



Permitted & Specified Uses

C-4 (All Permitted)

- All C-4 permitted uses included as of right under PDP/HHC

C-1 District

- Business, Professional & Nonprofit Offices
- Restaurants (w/ or w/o alcohol dispensation)
- Hotels & Motels
- Light Building Material Establishment

C-2 District

- Drive-in Restaurants
- Tire & Automotive Accessory Establishments
- Automotive Specialty Establishments
- Automotive & Truck Rental Establishments
- Veterinarian & Animal Clinics or Hospital Establishments
- Domestic Rental Establishments
- Automobile Service Establishments
- Light Construction Service Establishments

Permitted & Specified Uses

I-1 District

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

I-2 District

- Heavy Research, Development & 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 & Storage Establishments

Dimensional Standards & Buffering Requirements

FRONT SETBACK

35 ft

From right-of-way

SIDE SETBACK

10 ft

Previously approved deviation from 20 ft

REAR SETBACK

35 ft

From rear property line

MAX. BUILDING HEIGHT

60 ft / 75' (Lots 25-27)

Above finished grade

PERIMETER BUFFER (E/W)

**20 ft / East I-75 & West
Boundary of Lots 1-8**

Native vegetation; 50% opacity at 12 mo.

OUTDOOR STORAGE SCREEN

5 – 8 ft

Opaque fence; 100% opacity standard

- All proposed dimensional standards are consistent with or more restrictive than the applicable PDP/HHC district minimums.
- The 10-ft side yard deviation was previously approved and is carried forward; no new deviations are requested as part of this application.

06

SECTION 06

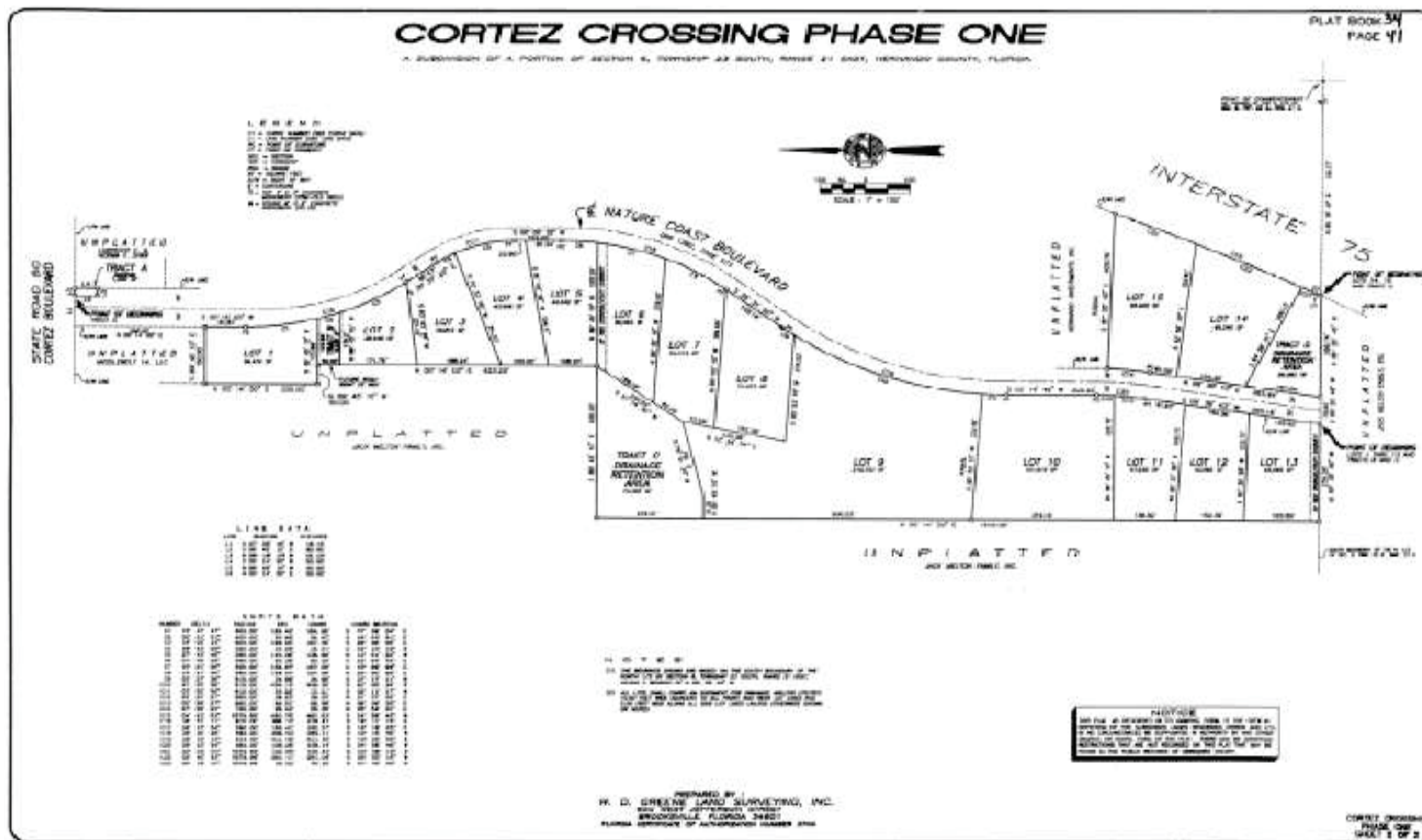
The Appendix

Recorded Plats | Phase 1 & 2



APPENDIX — PLAT INFORMATION

Cortez Crossing Phase One — Recorded Plat







Thank You

