

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

Rezoning ☐ Standard ☐ PDP
Master Plan ☐ New ☒ Revised
PSFOD ☐ Communication Tower ☐ Other
PRINT OR TYPE ALL INFORMATION

Date: 02/15/2023

File No. 112318 Official Date Stamp:

Received

APR 04 2023

Planning Department
Hernando County, Florida

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

Address: 4488 W. Boy Scout Blvd, Ste 250

City: Tampa

State: FL

Zip: 33607

Phone: (813) 676-9308

Email: zliszt@crdpt.com

Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Don Lacey

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

City: Brooksville

State: FL

Zip: 34601

Phone: (352)848-3425

Email: dlacey@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name)

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 372974
2. SECTION 31, TOWNSHIP 22, RANGE 21
3. Current zoning classification: PDP(HHC)
4. Desired zoning classification: PDP(HHC) & PDP(HC)
5. Size of area covered by application: 57.3 Acres
6. Highway and street boundaries: West of Interstate 75, North of SR 50
7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No
8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, Gregory Williams, 75 Cortez LLC, 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):

☐ I am the owner of the property and am making this application OR

☒ I am the owner of the property and am authorizing (applicant): 75 Cortez LLC, c/o Cardinal Point Management LLC and (representative, if applicable): Coastal Engineering Associates, INC 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 16 day of February, 2023, by Gregory E. Williams who is personally known to me or produced as identification.

Signature of Notary Public

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



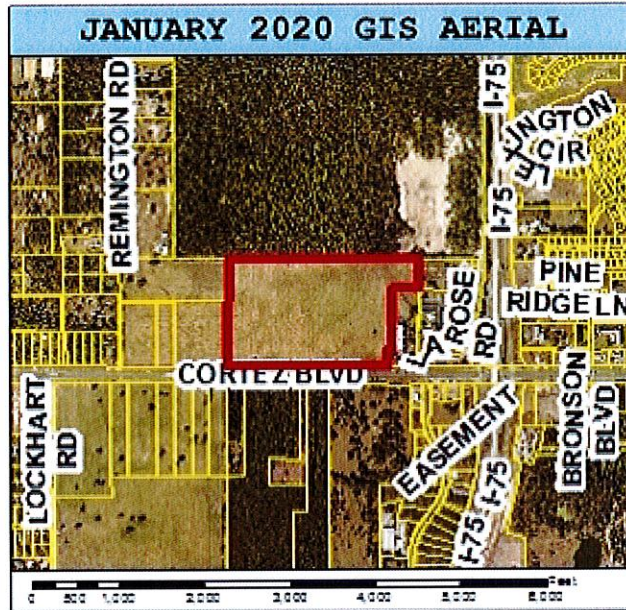
JUSTIN MCSWEENEY
Notary Public
State of Florida
Comm# HH248713
Expires 7/30/2026

Notary Seal/Stamp

**CARDINAL POINT – CORTEZ 57 ACRES
ZONING/MASTER PLAN
NARRATIVE**

General Description

The subject property consists of approximately 57.3 acres located north of and adjacent to Cortez Boulevard (SR 50), approximately 1,500' west of I-75, in Section 31, Township 22 South, Range 21 East, in Hernando County. This parcel is further identified by the Hernando County Property Appraiser as parcel Key No. 372974.



The current zoning for the subject property is Planned Development Project Heavy Highway Commercial (PDP HHC) with a C-1 parcel for a convenience store with gas pumps. The surrounding zoning consists of CV (Conservation) to the north; AG to the south; C2 to the east; and AG and C1 to the west. The Hernando County Future Land Use Map indicates that the property is within Residential and Commercial designations.

Received
JUL 13 2023
Planning Department
Hernando County, Florida

Applicant's Request

The applicant is requesting approval of the proposed master plan and a Combined PDP with Highway Commercial PDP for Lots 1-10; Lots 11-16 they are requesting, Combined PDP with Highway Commercial PDP, Recreation PDP, Corporate Park PDP, and C-4 Uses – Light manufacturing; Light wholesale & storage; Monopole towers; - and a Special Exception for Congregate Care.

General Description

The property's lengthy frontage on SR 50 and proximity to I-75 makes it an ideal location for retail commercial, which is proposed on lots 1-8 on the attached zoning master plan. A reverse frontage road located along the north boundary of those lots will provide connectivity across the entire property and access to each lot. Two additional commercial parcels (lots 9 & 10) are proposed on the north side of the frontage road near the eastern boundary. Larger in size and without SR 50 frontage, these lots would be perfect for a number of land uses, including hotels, storage, emergency medical, etc. The large size of the remaining parcel (lot 11) and access to the full median cut at SR 50 midway between I-75 and Lockhart Road make it conducive for light industrial uses, including distribution centers.

With recent expansion to six-lanes, the two major arterial roadways (I-75 and SR 50) have very good levels of service. The nearly 2,000 feet of frontage along SR 50 allows for three points of access, as depicted on the proposed zoning master plan. The eastern and western access points are at existing median cuts. The central access point located between lots 4 & 5 would be right turn entrance/exit access only. The western access point is a sufficient distance from I-75 and SR 50 to be considered for a signalized intersection, which would be needed to efficiently accommodate trucks making left turns entering and exiting from the anticipated industrial parcel (lot 11). This intersection is also anticipated to be four-way, with a collector road to be constructed through future commercial and residential development to the south of SR 50. Preliminary discussions have already been held with the County Engineer and the Florida Department of Transportation. A traffic study is underway.

The property is conducive to development, consisting of Candler fine sands, without wetlands or floodplain. The landscape is rolling, with the lowest elevations being in the northeast corner. The entire site has been cleared and utilized for pasture. The great majority of stormwater retention will be routed to the natural low area in the northeast portion of the property, adjacent to the existing hotel properties. Existing natural vegetation along the eastern boundary will provide sufficient buffer from the adjacent hotels. With the well-treed conservation area to the north, a buffer is not anticipated, however, a minimum of 10 feet of existing vegetation will be retained. A 20 foot buffer with 80% opacity is proposed along the western boundary where adjacent to Lot 11. No buffer is proposed along the west boundary of the DRA and lot 1 due to the likelihood of similar uses to the west. A 35 foot wide landscaped buffer is proposed along SR 50 in acknowledgement on the property's role in being a gateway to Hernando County from I-75.

The Hernando County Utilities Department (HCUD) has potable water and wastewater lines adjacent to the site and major facilities (potable water wellfield and plant; regional wastewater treatment plant) are located in the area.

BUILDING SETBACKS

Perimeter

The minimum perimeter building setbacks being requested and shown on the attached master plan are as follows:

From SR 50 Right-of-Way	75' (Deviation from 125')
Other Property Lines	50'

Internal

The minimum internal building setbacks being requested and shown on the attached master plan are as follows:

Front:	From SR 50 Right-of-Way	125'
Front:	From Frontage Road	50'
Rear:		35'
Side:	Lots 1-10	10'
Side:	Lot 11	

Maximum Building Height: 60'

I. PROPOSED MASTER PLAN

Five copies of the rezoning/master plan are included in this submittal.

II. DRAFT OF PROTECTIVE COVENANTS.

None anticipated.

III. PRELIMINARY ENGINEERING REPORT

- A. Topography.** The subject property is rolling in nature and generally higher in the western end, with elevations reaching 126' MSL in the northwest corner. The topography drops down to an elevation of 68' MSL in the northeast corner.
- B. Flood Plain.** The property is physically conducive to development. It lies within Zone X according to FEMA FIRM Community Panel 12053C 0238D, effective date February 2, 2012. Zone X is an area not expected to flood in the 100-year storm event.
- C. Soils.** According to the USDA Soil Survey for Hernando County, soils present on this property are Candler fine sand. It is described as being excessively drained soil, typical of upland sandhill areas of the County.
- D. Environmental.** A pedestrian survey of the site was conducted, and the following was observed:
 - Confirmed the presence of gopher tortoise burrows on the property.
 - No other listed plant or animal species were observed on or adjacent to the subject property.
 - The property is primarily maintained pasture, with a narrow strip of oak and pine trees. to the north and east

IV. DEVELOPMENT SCHEDULE

A development schedule is still to be determined.

V. ADEQUATE ACCESS

The project anticipates three access points from SR 50, as depicted on the proposed zoning master plan. The eastern and western access points are at existing median cuts and the center access

point will be right turn entrance/exit only. The applicant will work with the County Engineer and the Florida Department of Transportation regarding intersection configuration and possible signalization (western access). With the recent widening of SR 50 to six lanes, the roadway levels of service on SR 50 and I-75 are very good.

VII. WATER AND SEWER

It is anticipated that the applicant will connect to nearby central water and sewer. According to the HCUD, there is an existing 16-inch water main along the south side of SR 50 and a 12-inch water line that crosses to the north side of SR 50 on the west side of La Rose Road which would have to be extended approximately 400 feet west to the subject property line. There is an existing 8-inch sewer force line along the south side of SR 50.

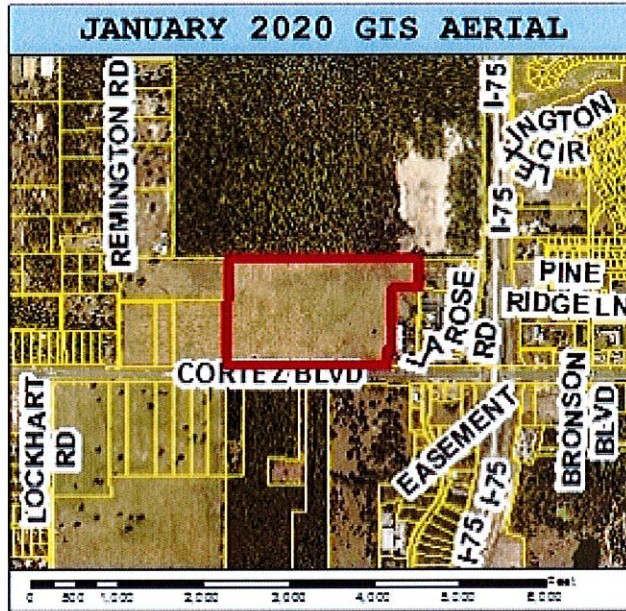
Deviations

The applicant is requesting a reduction in the Perimeter setback requirement at SR 50 Right-of-Way from 125' to 75' to allow room for development.

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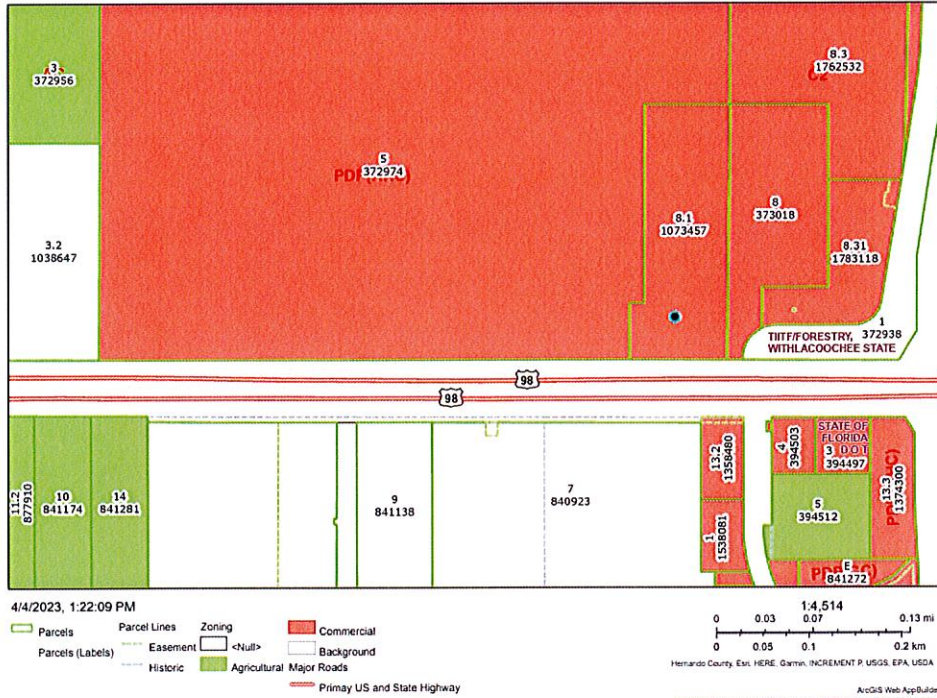
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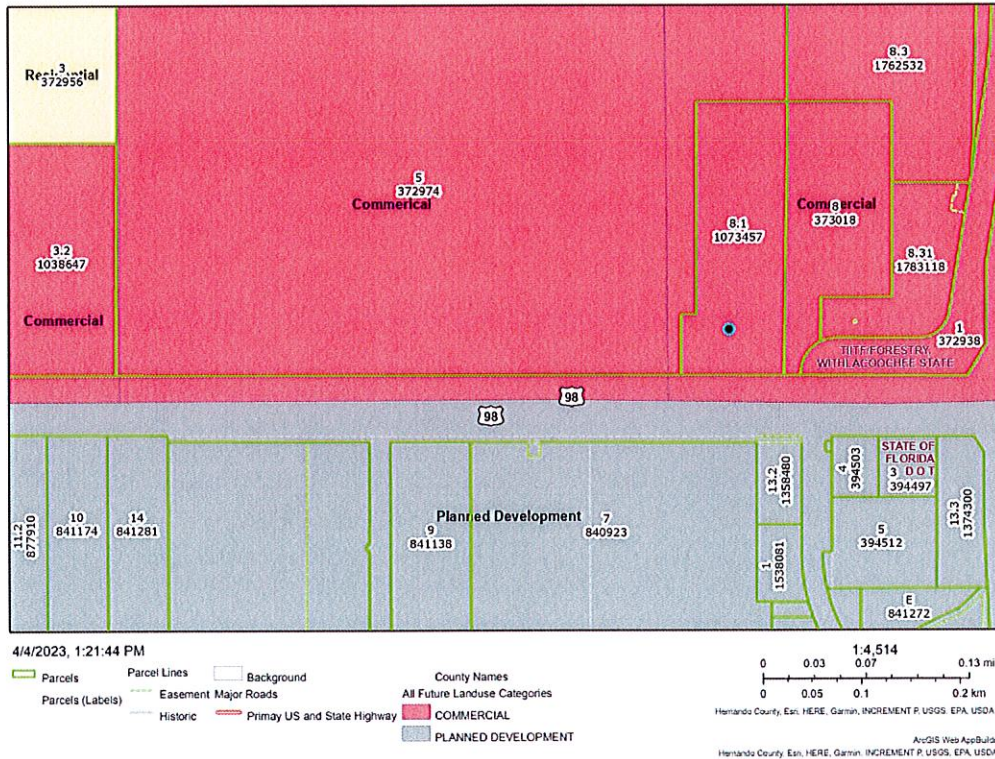
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ArcGIS Web Map



Hernando County GIS – Zoning Map Key 372974

ArcGIS Web Map



Hernando County GIS – FLUM Map Key 372974

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