



STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 10, 2025

APPLICANT: BWR FL, LLC

FILE NUMBER: CU-25-09

REQUEST: Conditional Use Permit for a reconstituted Limestone Business

GENERAL LOCATION: North side of Cortez Boulevard approximately 3,539 feet from Treiman Boulevard

PARCEL KEY NUMBER: 394086

APPLICANT'S REQUEST

The petitioner is requesting a Conditional Use Permit to operate a reconstituted limestone business on an active mining property owned by West Florida Aggregates. The proposed use will be located on 5 acres within a larger 544-acre parcel. The operation will include a 10,000-square-foot concrete pad where crushed limestone fines, cement, water, and compaction will be used to produce limestone blocks. A storage area will also be provided around the production area for loading and unloading, finished block and equipment.

The materials will be sourced by local quarry, which helps reduce transportation-related emissions. The finished products will be used in residential paving, building construction, and landscaping. These blocks offer improved thermal performance, contributing to energy savings in buildings. With a high Solar Reflective Index, they also help reduce the urban heat island effect. The products are durable, have a long lifespan, and reduce material waste and replacement costs. Additionally, they use less cement and water than traditional concrete masonry units, making them a more sustainable option.

SITE CHARACTERISTICS

Site Size	5 Acres out of 544.50 Acres
Surrounding Zoning; Land Uses	North: AG/ Mining South: AG/ Mining East: AG/ Mining West: AG/ Mining
Current Zoning:	Agriculture
Future Land Use Map Designation:	Mining

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. There is a 2" water main at the west side corner of Ridge manor Blvd, and a 4" force main on the west side of US 301. HCUD has no objection to the conditional use permit to produce reconstituted limestone on a portion of the parcel. Parcel Key# 394086.

ENGINEERING REVIEW

The subject site is on the North side of Cortez Boulevard approximately 3,539 feet from Treiman Boulevard. The County Engineer has reviewed the petitioner's request and provided the following comments:

1. State Road 50/Cortez Blvd. and U.S. 301/Treiman Blvd are both within the jurisdiction of FDOT/Florida Dept. of Transportation, Access Management and Drainage permits may be required.
2. No Limestone and/or Debris is to be tracked onto Treiman Blvd (US-301) or State Road 50/Cortez Blvd

LAND USE REVIEW

Minimum Building Setbacks Required in the Mining District:

- Front: 125'
- Side: 75'
- Rear: 75'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period up to two years if they determine that a hardship exists.

Comments: Section 4, Conditional Use Permit, Section A, subsection (4): Temporary uses, other than those permitted by the administrative official pursuant to paragraph C. below, or as accessory uses and structures in all commercial districts.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any county land use ordinances. Homeowner associations or architectural review committees require submission of plans for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission determine whether a need for a Temporary use permit exists; if such a determination is made, the Planning & Zoning Commission

may approve the request for a Conditional Use permit for a reconstituted Limestone Business with the following performance conditions:

1. The reconstituted limestone operation shall be limited to a maximum of 5 acres as proposed.
2. Existing vegetation along the property boundary shall be maintained where feasible to provide visual buffering, particularly adjacent to any residential or rural areas.
3. The operation must comply with all applicable local, state, and federal environmental regulations, including stormwater management and dust control.
4. State Road 50/Cortez Blvd. and U.S. 301/Treiman Blvd are both within the jurisdiction of FDOT/Florida Dept. of Transportation, Access Management and Drainage permits may be required.
5. No Limestone and/or Debris is to be tracked onto Treiman Blvd (US-301) or State Road 50/Cortez Blvd