

BOCC ACTION:

On March 3, 2026, the Board of County Commissioners voted 5-0 to adopt a resolution approving a Master Plan Revision on property zoned PDP(GC)/ Planned Development Project (General Commercial) to include all of OP/ Office Professional uses and Specific C2 uses to establish an associated master plan 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 be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.
3. If a Water and Sewer (W&S) Agreement is executed and accepted by Hernando County Utilities Department (HCUD), the utility will be able to extend water and wastewater service to the development in accordance with applicable County standards.
4. A Traffic Access Analysis shall be required.
5. The frontage road shall have a minimum right-of-way width of fifty (50) feet. The configuration will be reviewed for approval by the County Engineer.
6. All driveways, parking areas, internal circulation, and site layout shall conform to applicable Hernando County design and engineering standards.
7. A sidewalk connection from all buildings to the sidewalk along Cortez Boulevard shall be provided.
8. The project shall participate in and contribute to planned improvements at the intersection of Kettering Road and Cortez Boulevard, as required by the County.
9. Building Heights: 60'
10. Total Square Footage: 360,568 with up to 8 additional outparcels (.35 FAR)
11. Perimeter Setbacks:
 - State Road 50 (North): 75' (Deviation from 125')
 - South: 20' (Deviation from 35')
 - Withlacoochee State Trail (East): 35'
 - Kettering Road (West): 75'

Interior Setbacks:

 - Cross access Road: 35'
 - Front: 35'
 - Sides: 10' (Deviation from 20')

12. Landscape Buffers:

- State Road 50 (North): 20' (Deviation from 35')
- South: 20'
- Withlacoochee State Trail (East): 35'
- Kettering Road (West): 20' (Deviation from 35' from previous file H-06-127)

Internal Buffers: 5'

13. All The South and East buffers shall consist of any existing vegetation and supplemented with landscaping when needed to meet 80% opacity.

14. The petitioner shall meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials and plantings for required landscaping.

15. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

16. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

17. The petitioner shall be required to pay the surcharges in accordance with the Land Development Regulations (LDR)

18. The petitioner has requested all uses within the C-1 District as follows:

- Comparison goods stores
- Convenience goods stores with a limit of 12 vehicle fueling stations
- Personal service establishments
- Domestic and business service establishments
- Domestic and business repair establishments
- Business, professional and nonprofit organization offices
- Public offices
- Business training schools
- Restaurants with or without alcohol dispensation
- Indoor commercial amusement establishments
- Indoor motion picture theaters
- Motels
- Hotels
- Automobile parking establishments
- Gasoline service stations with a limit of 12 vehicle fueling stations
- Light building material establishments
- Mortuaries, funeral homes
- Antique stores
- Alcoholic beverage dispensation package and restaurants only
- Retail food stores

- Veterinary clinics with air conditioned, sound-attenuated runs
- Light marine establishments
- Fire stations and state, county and municipal police stations
- Light domestic rental establishments
- Auto parts establishments
- Dry cleaning establishments
- One (1) single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public
- Day care centers and preschools
- Automobile service establishments limited to four (4) service bays
- Places of Public Assembly
- Fraternal organizations
- Secondhand stores
- Retail plant nurseries with outside storage limited to plants and packaged products
- Auto glass establishments
- Aircraft parts establishments
- Nursing care homes
- Light construction service establishments
- Call Centers

19. The petitioner has requested all uses within the OP district as follows:

- Day care centers and preschools.
- Places of public assembly.
- Business, professional and nonprofit organization office use, but not including the sale or storage of merchandise except where the sale or storage of merchandise relates directly to the rendering of professional services.
 - Publicly owned or operated building.
- One single-family dwelling unit (minimum of six hundred (600) square feet) per commercial parcel in conjunction with the operation of a business on the premises; such single-family dwelling unit shall be an integral part of the principal business structure and located behind or above that portion of the business structure devoted to service to the public.
 - Charitable organizations.
 - Hospital.

20. The petitioner has requested specified C-2 (Highway Commercial) uses are proposed:

- Drive -in restaurants
- Tire and automotive accessory establishments
- Automotive specialty establishments
- Automobile service establishments
- Veterinarian or animal clinics and hospital service establishments

- Alcoholic beverage dispensation
- Mini warehouses
- Hospital emergency service establishment

21. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of the final Board of County Commissioners approval resolution and conditions from the Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.