



STAFF REPORT

HEARINGS: Planning & Zoning Commission: January 12, 2026
Board of County Commissioners: March 9, 2026

APPLICANT: Solid Rock Property Group

FILE NUMBER: H-25-55

REQUEST: Master Plan Revision on property zoned PDP(GC)/ Planned Development Project (General Commercial) to include all of OP/ Office Professional uses and Specific C2 (General Commercial) uses

GENERAL LOCATION: Southeast corner of Kettering Road and State Road 50

PARCEL KEY NUMBER(S): 1675066

APPLICANT'S REQUEST

The subject site is currently zoned PDP(GC)/ Planned Development Project (General Commercial). The applicant is requesting a Master Plan Revision to allow all C-1 and OP uses, as well as specific C-2 (Highway Commercial) uses, to establish an updated associated master plan.

The specific C-2 uses requested by the applicant include:

1. Drive -in restaurants
2. Tire and automotive accessory establishments
3. Automotive specialty establishments
4. Automobile service establishments
5. Veterinarian or animal clinics and hospital service establishments
6. Alcoholic beverage dispensation
7. Mini warehouses
8. Hospital emergency service establishment

The applicant is proposing to develop a convenience store with 12 vehicle fueling stations (defined by the industry as individual gas dispensers with 2 fueling positions) and a possible high speed fueling lane for diesel fuel with accessory canopy structures within the front yard setback. The convenience store will be on an estimated 2 to 4 acres outparcel at the intersection of Kettering Road and SR 50

Deviation Requests

Perimeter Setback Deviations:

- North (front) setback along SR 50: reduction from 125 feet to 75 feet
- South setback (adjacent to industrial area): reduction from 35 feet to 20 feet

Interior Lot Setback Deviations:

- Side setbacks: reduction from 20 feet to 10 feet
- Rear setback: reduction from 35 feet to 20 feet

Perimeter Buffer Deviations:

- North (SR 50): reduction from 35 feet to 20 feet
- West (Kettering Road): reduction from 35 feet to 20 feet

SITE CHARACTERISTICS

Site Size	23.20 Acres
Surrounding Zoning; Land Uses	North: Cortez Boulevard South: PDP(IND); Vacant East: Withlacoochee State Trail, AR2: FDOT, Vacant West: CPDP; Sunrise Development
Current Zoning:	PDP(GC)
Future Land Use Map Designation:	I-75 / SR 50 PDD

ENVIRONMENTAL REVIEW

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 at the time of commercial remodel permit application.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water is available. There is also an 8" force main to the north and an 18" force main on the west side of Kettering Rd. This parcel is subject to the following:

- HCUD is unable to immediately provide the necessary wastewater service to the site from existing infrastructure and the necessary Ridge Manor Wastewater Treatment Plant expansion may not be in place when the impacts of the site development occur. However, options to facilitate service can be explored.
- If a water and sewer (W&S) agreement is accepted, the utility would be able to extend services to your development.
- HCUD has no objection to the master plan revision to allow a convenience store with 12 vehicle fueling stations, provide additional Right of Way (ROW) along Kettering Rd and SR 50, provide an internal cross access to all commercial uses with unified access to Kettering Rd and SR 50, a secondary side street full access to Kettering Rd for the convenience store and gas station, subject to a utility capacity analysis and connection to the central water & wastewater system at time of site development. Parcel Key# 1675066.

ENGINEERING REVIEW

The subject site is located on the Southeast corner of Kettering Road and State Road 50. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- Project shall be denied due to lack of detailed site plan, per Director of Public Works.
- A Traffic Access Analysis is required.
- A Frontage Road is required by this project due to it abutting Cortez Boulevard. The minimum width for a Frontage Road is 50-feet.
- The Driveway, Parking and Layout will need to meet County Standards.
- Sidewalk from the buildings to the sidewalk along Cortez Boulevard is required.
- This project will participate in the Kettering Road at Cortez Boulevard improvements in accordance with the requirements of the I-75/SR 50 Planned Development District.

Comments: Staff received a revised site plan including more details requested by the Engineering Department which is attached for consideration.

LAND USE REVIEW

The PDP/GC (General Commercial) District allows all permitted uses in the C-1 zoning district, any special exception uses allowed in the C-1 zoning district and any permitted uses from the C-2 zoning district which have been specifically designated or specified in the narrative or on the master plan.

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

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.

In addition to the uses permitted in the C-1 zoning district the following additional 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

Building Heights:

60 feet

Total Square Footage:360,568 with up to 8 additional outparcels
(.35 FAR)**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')

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'

Comments: Buffers shall consist of any existing vegetation and supplemented with landscaping when needed to meet 80% opacity.

Landscape:

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.

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and to specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: If this project is approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

Parking:

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

I-75/SR 50 Surcharge

In accordance with Land Development Regulations, Chapter 23 (Planning), Article III (Impact Fees), Division 6 (Impact Fee Surcharge), an impact fee surcharge is required to provide additional funding necessary to accommodate the increased density and intensity associated with new development planned within the I-75/SR 50 Planned Development District (PDD).

Comment: The petitioner shall be required to pay the surcharges in accordance with the Land Development Regulations (LDRs).

COMPREHENSIVE PLAN REVIEW

The subject property is located in the I-75/S.R. 50 Planned Development District on the future land use map, and is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

COMMERCIAL MAPPING CRITERIA

Objective 1.04G: The Conservation Category allows timbering (with a management plan) and limited resource-oriented recreational activities such as hiking, picnicking and fishing. Accessory residential units for security purposes may also be allowed. The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

Strategy 1.04G(1): Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

I-75/SR-50 PLANNED DEVELOPMENT DISTRICT

Objective 1.05A: The I-75/SR-50 Planned Development District (I-75/SR-50 PDD) is hereby established for the purpose of implementing planning tools to maximize the potential economic value of the I-75 corridor through coordination of multiple land uses, roadway network configuration, new and upgraded public infrastructure and consistency of design. The PDD shall extend between the County's existing SR-50/I-75 interchange and where Lockhart Road crosses I-75 and from Lockhart Road to the Withlacoochee State Trail.

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.

Strategy 1.05A(2): Developments within the I-75/SR-50 PDD shall include a master plan utilizing the Planned Development Project (PDP) process for review. The County shall consider the following guidelines and criteria in the review of a PDP and associated master plan: a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties; b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools; c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit; d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities; e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points; f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail; g. Standards to create a "sense of place."

Strategy 1.05A(3): Plans for development approval shall include a frontage road network, alternative access, and easements in accordance with long-range transportation plans of the Hernando/Citrus Metropolitan Planning Organization, and other planning studies/transportation criteria for the I-75/SR-50 PDD.

Comments: The subject site meets the minimum criteria for the proposed use. The site was previously approved for commercial development with a mix of land uses. The site is along SR 50, where commercial growth is planned.

FINDINGS OF FACT

The requested master plan revision is appropriate based on the following findings of fact:

1. The proposed rezoning from 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 is appropriate based on its compatibility with surrounding land uses and its consistency with both the Commercial and the I-75/SR 50 Planned Development District (PDD).

NOTICE OF APPLICANT RESPONSIBILITY

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrence. 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 recommend the Board of County Commissioners 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 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 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
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- Veterinary clinics with air conditioned, sound-attenuated runs
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- 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.