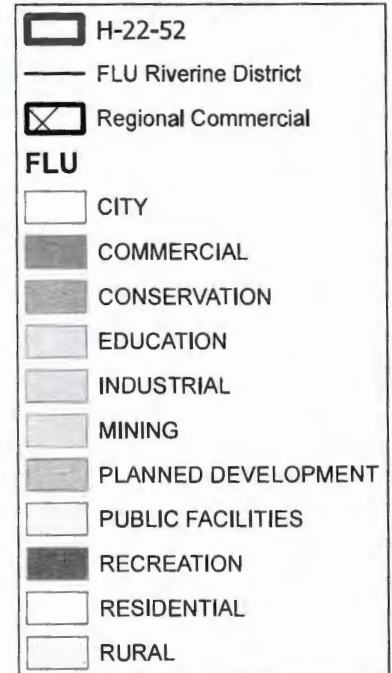
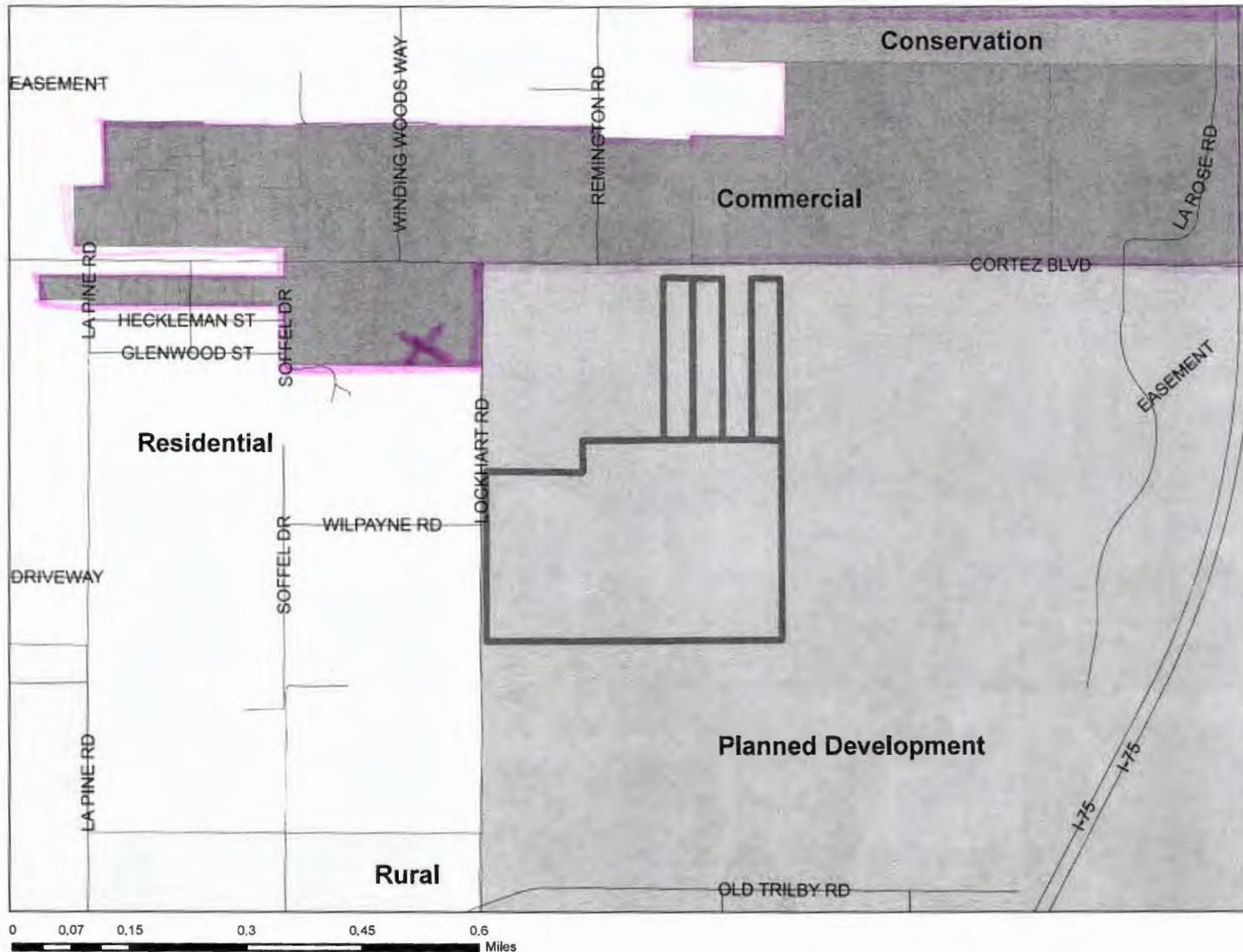


Hernando County Comprehensive Plan Map

Existing Future Land Use: H-22-52

Version Date: 07/14/2022



Future Land Use Map

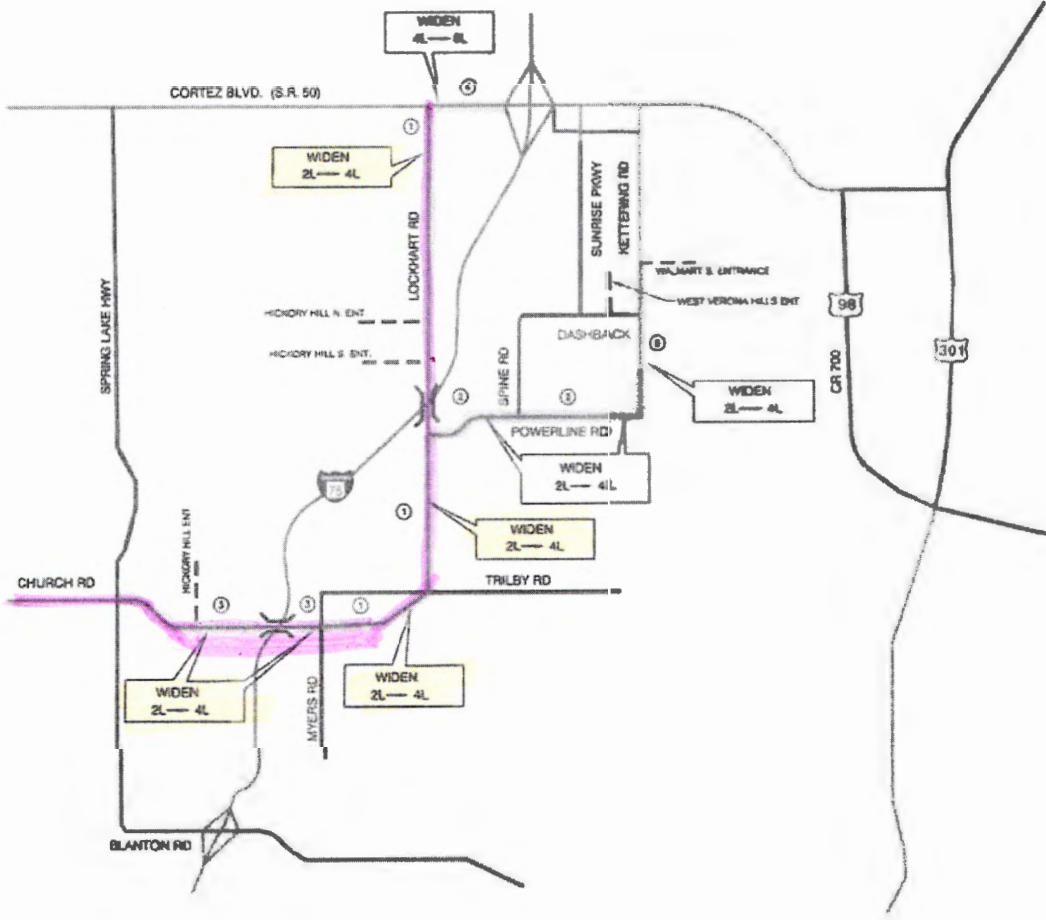
PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.



S:\Share\VP&Z\IPZ\Cases2022\Sept_2022\H2252a_8x11_Detail.pdf
 Date of mapping: 07/19/2022





LEGEND

	2 LANE
	4 LANE
	6 LANE
	8 LANE
	FREEWAY
	POTENTIAL IMPROVEMENTS ROAD (2050)
	ROADWAY SEGMENT NUMBER PER EXHIBIT #5-2

ZONED FOR INDUSTRIAL HERE

TRAFFIC LIGHT

STATE ROAD 50

CURRENT MEDIAN CUT

OLD MEDIAN CUT

NEW MEDIAN CUT

Cross Access

Cross Access Possible

LOCKHART ROAD

CONVENIENCE
STORE

FOOD
COMMERCIAL

HOTEL SITE

URADCO, INC.
WREL

FILE # H-22-52
Approved (S-O)
Resolution # 2022-197

6191

50' BUFFER REQD

typical building break
 $20' \times 332' = 6,640 \text{ sf}$

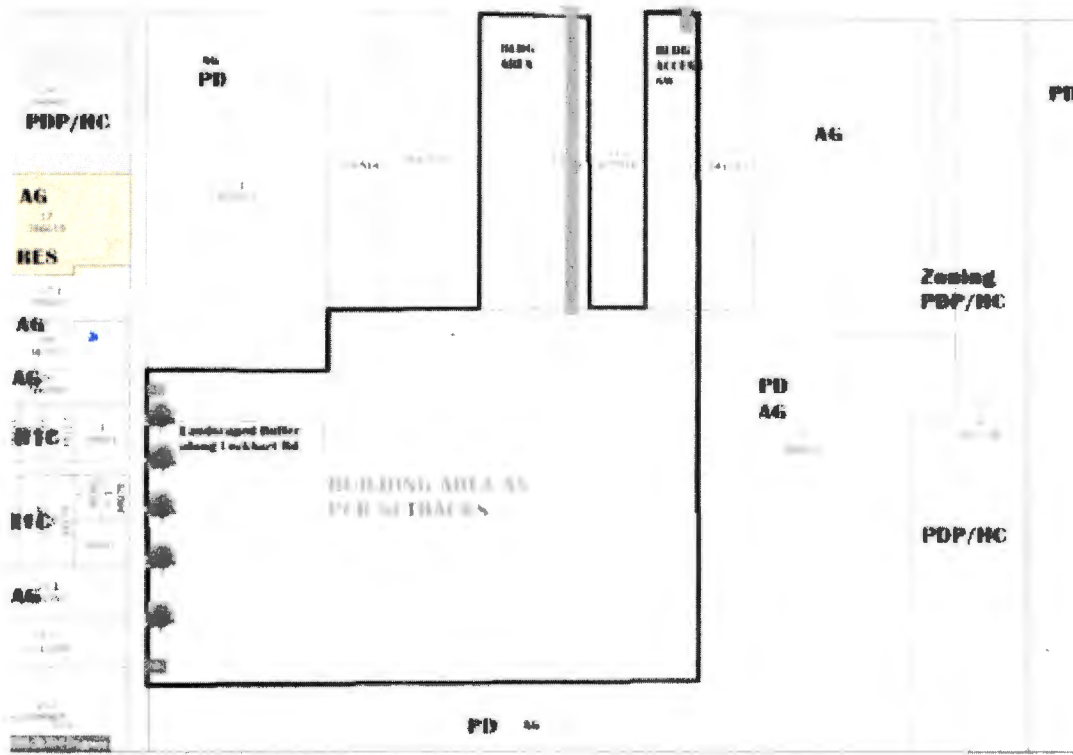
$500,000 \text{ sf}$
- $19,920 \text{ sf}$ (3 breaks)
 $480,080 \text{ sf}$

SET THIS UP LIKE A COTTAGE OFFICE
WHERE YOU HAVE DESIGNATED BUILDING PADS, AND AS YOU
SELL, YOU DECIDE THEN WHERE THE BUILDING BREAK IS
LOCATED BASED UPON THEIR SQUARE FOOTAGE NEED.
ALL ELSE IS COMMON AREA.

$332' \times 1705' = 566,060 \text{ sf}$
less breaks - $10,260 \text{ sf}$
Total Available = $555,800 \text{ sf}$

SITE LAYOUT

SHE



HEARINGS: Planning & Zoning Commission: September 12, 2022
Board of County Commissioners: October 11, 2022

APPLICANT: Claire Clements

FILE NUMBER: H-22-52

REQUEST: Rezoning from AG (Agricultural) to PDP(CP) Planned Development Project (Corporate Park) with Deviations

GENERAL LOCATION: Southwest quadrant of Lockhart Road and Cortez Boulevard and approximately 1,425 east of Lockhart Road

PARCEL KEY NUMBERS: 00811174, 00877901, 00877929, 00841218

APPLICANT'S REQUEST:

The petitioner is requesting a rezoning from AG (Agricultural) to PDP(CP) Planned Development Project (Corporate Park) with deviations on four (4) parcels totaling 73.4 acres. The request is for a 903,000 square foot warehouse/distribution facility, with a maximum building height of 45'. The petitioner has not indicated whether the project will consist of multiple structures or a single building. However, the petitioner has indicated 50' buffers along Lockhart Road and Cortez Boulevard and has limited traffic from the proposed project along Lockhart solely to employee vehicular traffic.

Deviations Requested:

The petitioner has requested a deviation from the front (Cortez Boulevard) building setbacks from 125' to 75'. No other deviations are being requested.

All my best,