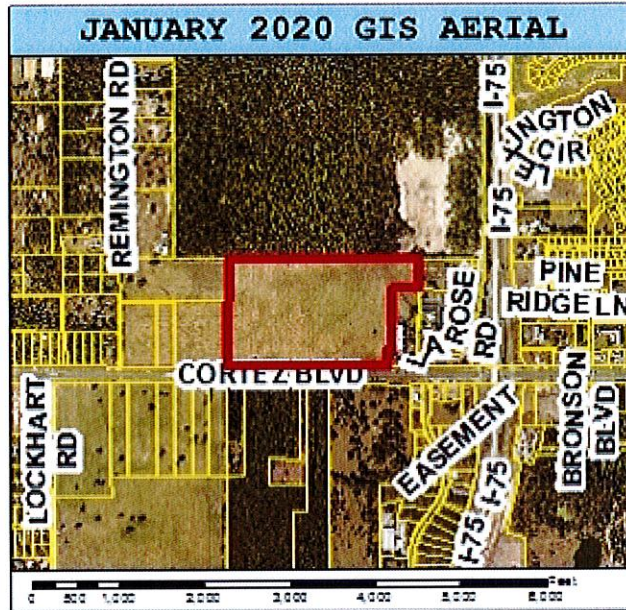


**CARDINAL POINT – CORTEZ 57 ACRES  
ZONING/MASTER PLAN  
NARRATIVE**

**General Description**

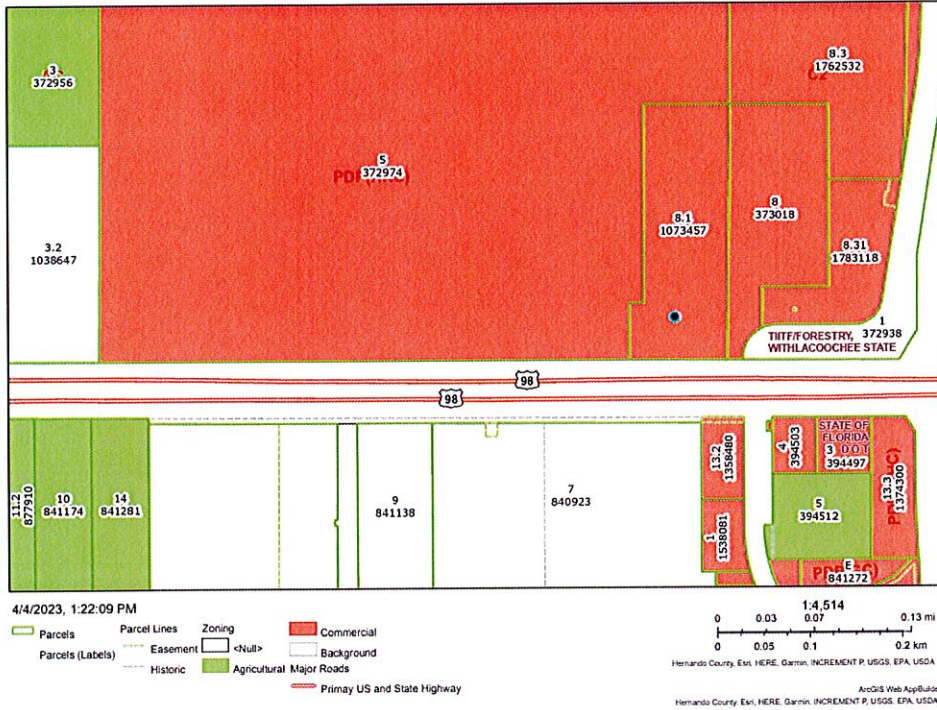
The subject property consists of approximately 57.3 acres located north of and adjacent to Cortez Boulevard (SR 50), approximately 1,500' west of I-75, in Section 31, Township 22 South, Range 21 East, in Hernando County. This parcel is further identified by the Hernando County Property Appraiser as parcel 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.

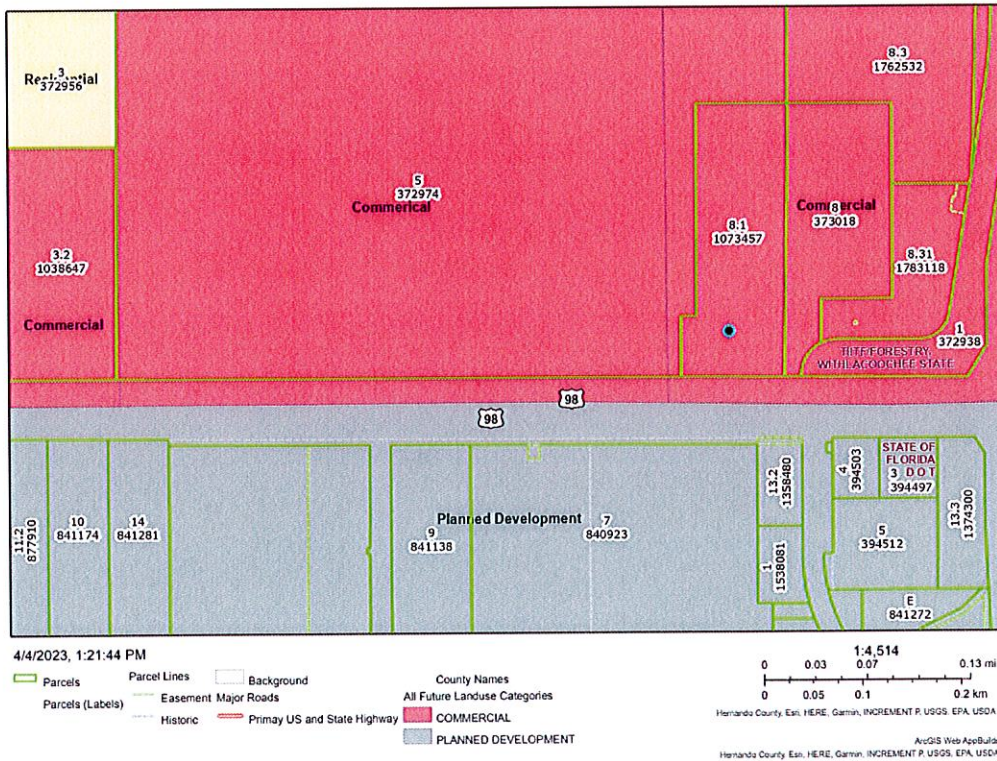
**Received**  
**JUL 13 2023**  
Planning Department  
Hernando County, Florida

ArcGIS Web Map



**Hernando County GIS – Zoning Map Key 372974**

ArcGIS Web Map



**Hernando County GIS – FLUM Map Key 372974**

### **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.

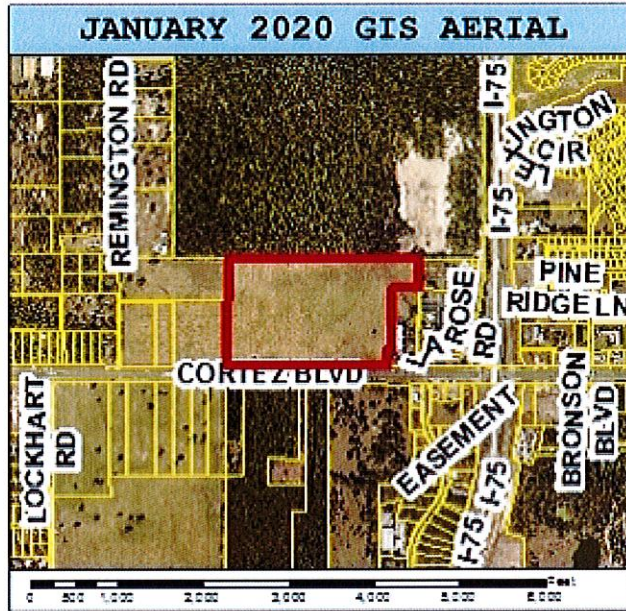
**Deviations**

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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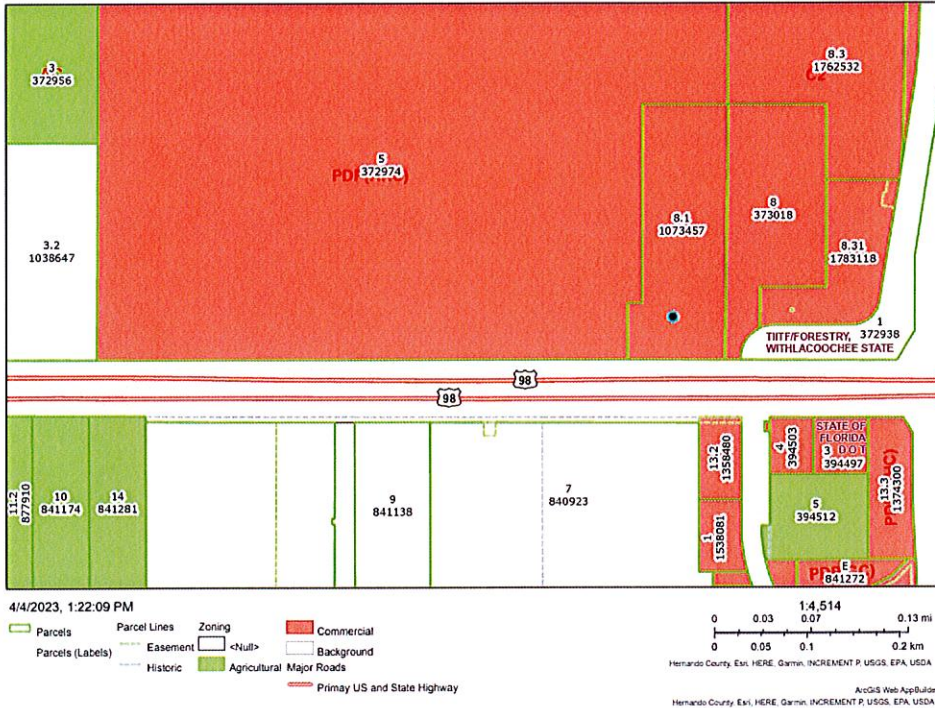
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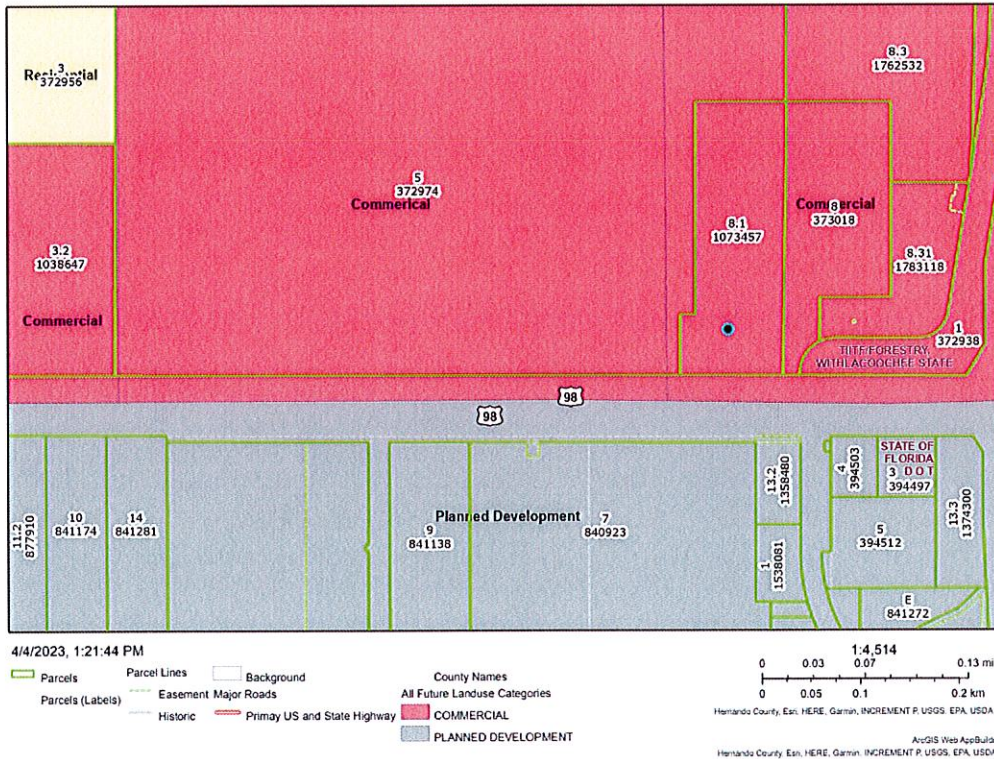
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ArcGIS Web Map



**Hernando County GIS – Zoning Map Key 372974**

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