



STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 11, 2026
Board of County Commissioners: July 7, 2026

APPLICANT: Hernando Investments, Inc.

FILE NUMBER: H-26-16

REQUEST: Rezoning from PDP(GC) with Specific C-4 uses to PDP(HHC) with specific C-2, OP, I-1 and I-2 uses

GENERAL LOCATION: Located on both the east and west sides of Nature Coast Boulevard, south of Cortez Boulevard and west of I-75

PARCEL KEY NUMBER(S): 1538081, 1538090, 1538107, 1538116, 1538125, 1538134, 1538143, 1538152, 1635172, 1635163, 1635154, 1538063

APPLICANT'S REQUEST

The subject site is currently undeveloped with a zoning classification of PDP(GC) with Specific C-4 uses. The petitioner is requesting a rezoning to PDP(HHC) with specific C-2, OP, I-1 and I-2 uses listed as follows:

The following requested uses from the C-1 District:

- Business, professional and nonprofit offices
- Restaurants with or without alcohol dispensation
- Hotels and Motels
- Light Building Material Establishment

The following requested uses from the C-2 District:

- Drive-in restaurants
- Tire and Automotive accessory establishments
- Automotive Specialty Establishments
- Automotive and Truck Rental Establishments
- Veterinarian and Animal Clinics or Hospital Establishments
- Domestic Rental Establishments
- Light Construction Service Establishments
- Automobile Service Establishments

The following permitted uses in the I-1 Light Industrial District

- Light Wholesale and Storage Establishments
- Light Outdoor Advertising Service Establishments
- Light Research, Development and Testing Laboratories
- Light Motor Freight Transportation Establishments

The following permitted uses in the i-2 Heavy Industrial District

- Heavy Research, Development and Testing Laboratories.
- Heavy Building Material Establishments.
- Heavy Construction Service Establishments

Special Exception Commercial Uses:

- Heavy Motor Freight Transportation Establishments.

Special Exception Industrial Uses:

- Heavy Manufacturing
- Heavy Wholesale and Storage Establishments

It is anticipated that the Cortez Crossing Subdivision will develop with a mix of commercial and industrial uses, and the PDP/HHC designation provides the flexibility to develop with associated light commercial, heavy commercial and industrial uses with or without outdoor storage. Commercial uses would be located closer to SR 50 and the use mix would transition in intensity to the south consistent with currently developed lots in the subdivision.

SITE CHARACTERISTICS

Site Size	12.53 acres
Surrounding Zoning; Land Uses	North: C-2; PDP(GHC); PDP(HHC); AG South: PDP(IL) East: N/A – I-75 West: PDP(HC); AG
Current Zoning:	PDP(GC) with specific C-4 uses
Future Land Use Map Designation:	I-75/SR50 PDD

ENVIRONMENTAL REVIEW

The site is currently platted. Specific environmental considerations will be addressed at the time of site development.

UTILITIES REVIEW

The site is served by central water and sewer, provided by Hernando County. The Hernando County Utilities Department has significant sewer and potable water infrastructure within the Nature Coast Crossing subdivision, including a 12-inch water main, an 8 inch sewer gravity line and a major HCUD sewer pump station.

The Hernando County Utilities Department has reviewed the petitioner’s request and has the following comments:

- HCUD does not currently supply water and wastewater to these parcels, water and wastewater is available to these parcels. HCUD has no objection to the rezoning request.

ENGINEERING REVIEW

All parcels in Nature Coast Crossing have direct access to Nature Coast Boulevard, a two lane local roadway developed specifically to serve this subdivision. Nature Coast Boulevard has direct access to SR 50, a six-lane arterial roadway with a full median cut. Both roadways have an excellent level of service. The site also has immediate access to 1-75, making the location ideal for employment and industrial related uses.

The County Engineer has reviewed the petitioner's request and has the following comments:

- An updated Traffic Access Analysis(s) may be required as the lots are developed. Traffic Access Analysis shall be cumulative, accounting for all previous projects in the Cortez Crossing development
- All Driveway apron connections will need to meet Hernando County Standards. Refer to Hernando County Facility Design Guideline IV-25/Commercial Connection.
- Sidewalk installation required to be installed upon development for the length of each parcel.
- Additional Right of Way along State Road 50 may be required.
- Signal warrant study required, utilizing full buildout data to determine if signal needed.
- FDOT/Florida Dept. of Transportation Access Management permit-or documentation not required- to be submitted upon development permitting for each parcel.

FIRE RESCUE REVIEW

The petitioner shall be required to meet the following fire prevention standards at the time of development:

- 18.1: Fire department access and water supplies shall comply with this Chapter.
- 18.5.2 Detached One- and Two-Family Dwellings: Fire hydrants shall be provided for detached one- and two-family dwellings in accordance with both of the following:
 - The maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 ft (183 m).
 - The maximum distance between fire hydrants shall not exceed 800 ft (244 m).
- 18.2.3.5.4 Dead Ends: Dead-end fire apparatus access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

LAND USE REVIEW

Setbacks:

The petitioner has proposed the following Minimum Setbacks:

- Front: 35'
- Sides: 10' (previously approved deviation from 20 feet)
- Rear: 35'

Buffers:

- East: 20' vegetative buffer
- West: 20' vegetative buffer
- North: 5' landscape buffer
- South: 5' landscape buffer

Comments: The petitioner has indicated that East (1-75) and West (rear)-20 feet consisting of preserved native vegetation enhanced as necessary to achieve a consistent vegetative screen of 50% opacity after 12 months.

Height:

Maximum building height shall be sixty (60) feet for all lots, except Lots 25, 26, and 27, which shall have a maximum building height of seventy-five (75) feet.

Lighting:

County Land Development Regulations (LDRs) 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 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.

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.

Parking:

The petitioner shall be required to meet the minimum parking requirements, calculated for each use at the time of site development.

Outdoor Storage:

The petitioner has not designated a location for Outdoor Storage; however, they have indicated that any outdoor storage will be located behind the building and screened by an opaque fence of between 5 and 8 feet in height. Screening shall maintain a 100% opacity standard.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the I-75/SR 50 Planned Development District, which is designed to have a coordination of land uses, roadway network configuration and public infrastructure.

Planned Development Projects and Standards

Objective 1.10C: Planned Development Project (PDP) zoning introduces flexibility to the land development process. The PDP is developed as a zoning district that may include multiple land uses and provides for the mitigation of impacts through performance standards. The PDP process may be used in any Future Land Use Category.

Strategy 1.10C(1): A Planned Development Project (PDP) is designed as an integral unit with one or more land uses utilizing a Master Plan to illustrate and describe the site layout and characteristics including, but not limited to, uses and use restrictions, density and intensity, site and building layout and design, site coverage and designated open space, construction and phasing plans, and other detailed information about the project.

I-75/SR-50 Planned Development District

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.

Comments: The petitioner is proposing a mixed use heavy commercial and industrial development, with a variety of uses that will allow flexibility based on market demands upon construction. The proposed development is within the I-75/SR 50 PDD, bringing necessary supportive services and workforce development opportunities for existing and future residents of the community. These uses are consistent with the I-75/SR 50 PDD and assist in providing a balance to the overall uses proposed for the district.

Any uses developed in the I-75/SR 50 PDD shall be subject to the surcharges as outlined in the Land Development Regulations.

FINDINGS OF FACT

The requested master plan revision is appropriate due to the following findings of fact:

1. The requested rezoning is consistent with the Goals, Objectives and Strategies of the I-75/SR50 Planned Development District
2. The use is compatible with the surrounding land uses.
3. The zoning is designed to have flexibility in its final uses based on market trends, providing valuable workforce and economic development opportunities within the corridor.

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 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 recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from PDP(GC) with Specific C-4 uses to PDP(HHC) with specific C-2, OP, I-1 and I-2 uses 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 provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels.
3. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.
4. The petitioner is approved for PDP(HHC) (Planned Development Project (Heavy Highway Commercial)) zoning with the following specific uses:
 - C-1 Uses:
 - Business, professional and nonprofit offices
 - Restaurants with or without alcohol dispensation
 - Hotels and Motels
 - Light Building Material Establishment
 - C-2 Uses:
 - Drive-in restaurants
 - Tire and Automotive accessory establishments
 - Automotive Specialty Establishments
 - Automotive and Truck Rental Establishments
 - Veterinarian and Animal Clinics or Hospital Establishments
 - Domestic Rental Establishments
 - Light Construction Service Establishments
 - Automobile Service Establishments
 - I-1 Uses:
 - Light Wholesale and Storage Establishments

- Light Outdoor Advertising Service Establishments
 - Light Research, Development and Testing Laboratories
 - Light Motor Freight Transportation Establishments
- I-2 Uses:
 - Heavy Research, Development and Testing Laboratories.
 - Heavy Building Material Establishments.
 - Heavy Construction Service Establishments
 - Special Exception Commercial Uses:
 - Heavy Motor Freight Transportation Establishments.
 - Special Exception Industrial Uses:
 - Heavy Manufacturing
 - Heavy Wholesale and Storage Establishments
5. The petitioner shall be required to connect to the central water and sewer systems at time of vertical construction.
 6. An updated Traffic Access Analysis(s) may be required as the lots are developed. Traffic Access Analysis shall be cumulative, accounting for all previous projects in the Cortez Crossing development
 7. All Driveway apron connections will need to meet Hernando County Standards. Refer to Hernando County Facility Design Guideline IV-25/Commercial Connection.
 8. Sidewalk required to be installed along Nature Coast Boulevard for the length of each parcel.
 9. A Signal warrant study is required, utilizing full buildout data to determine if signal needed.
 10. FDOT/Florida Dept. of Transportation Access Management permit-or documentation not required- to be submitted upon development permitting for each parcel.
 11. Minimum Setbacks:
 - Front: 35'
 - Sides: 10' (previously approved deviation from 20 feet)
 - Rear: 35'
 12. Minimum Buffers:
 - East: 20' vegetative buffer
 - West: 20' vegetative buffer
 - North: 5' landscape buffer
 - South: 5' landscape buffer

The East (1-75) and West (rear) buffers shall consist of preserved native vegetation enhanced as necessary to achieve a consistent vegetative screen of 50% opacity after 12 months.

13. Maximum building height shall be sixty (60) feet for all lots, except Lots 25, 26, and 27, which shall have a maximum building height of seventy-five (75) feet.
14. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels.
15. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.
16. Outdoor Storage-Outdoor storage will be located behind the building and screened by an opaque fence of between 5 and 8 feet in height. Screening shall maintain a 100% opacity standard.
17. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of receipt of BCC Action from Development Services. Failure to submit the revised plan will result in no further development permits being issued.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On May 11, 2026 the Planning and Zoning Commission voted 3-0 to approve the petitioner's request for a Rezoning from PDP(GC) with Specific C-4 uses to PDP(HHC) with specific C-2, OP, I-1 and I-2 uses 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 provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring residential parcels.
3. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.
4. The petitioner is approved for PDP(HHC) (Planned Development Project (Heavy Highway Commercial)) zoning with the following specific uses:
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 - I-2 Uses:
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