

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

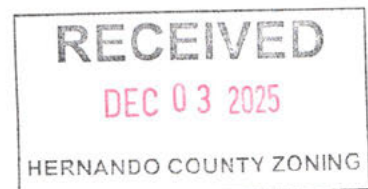
Application request (check one):

- Rezoning ☐ Standard ☒ PDP
Master Plan ☐ New ☐ Revised
PSFOD ☐ Communication Tower ☐ Other

PRINT OR TYPE ALL INFORMATION

Date: 11/21/2025

File No. _____ Official Date Stamp:



APPLICANT NAME: 15464 Cortez Blvd, LLC

Address: 19701 Sterling Bluff Way

City: Brooksville

State: FL

Zip: 34601

Phone: 352-573-0792

Email: davejohnsonfl88@gmail.com

Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Boulevard

City: Brooksville

State: FL

Zip: 34601

Phone: 352-796-9423

Email: permits@coastal-engineering.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name)

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01215483, 1001720

2. SECTION 26, TOWNSHIP 22S, RANGE 18E

3. Current zoning classification: PDP/GC, C2

4. Desired zoning classification: PDP/GC

5. Size of area covered by application: 6.5 acres

6. Highway and street boundaries: Arizona and Cortez Blvd

7. Has a public hearing been held on this property within the past twelve months? ☐ Yes ☒ No

8. Will expert witness(es) be utilized during the public hearings? ☐ Yes ☒ No (If yes, identify on an attached list.)

9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: _____)

PROPERTY OWNER AFFIDAVIT

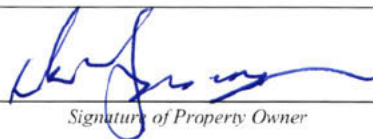
I, David B. Johnson, as Manager of 15464 Cortez Blvd, LLC, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

☐ I am the owner of the property and am making this application **OR**

☒ I am the owner of the property and am authorizing (applicant): Coastal Engineering Associates, Inc.

and (representative, if applicable):

to submit an application for the described property.

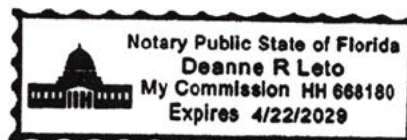

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 24 day of November, 2025, by David B. Johnson who is personally known to me or produced by [redacted] as identification.


Signature of Notary Public

Effective Date: 11/8/16 Last Revision: 11/8/16



Notary Seal/Stamp

Rezoning Application Narrative

Parcel Keys 1215483 and 1001720

Applicant : Dave Johnson, 15464 Cortez Blvd. LLC

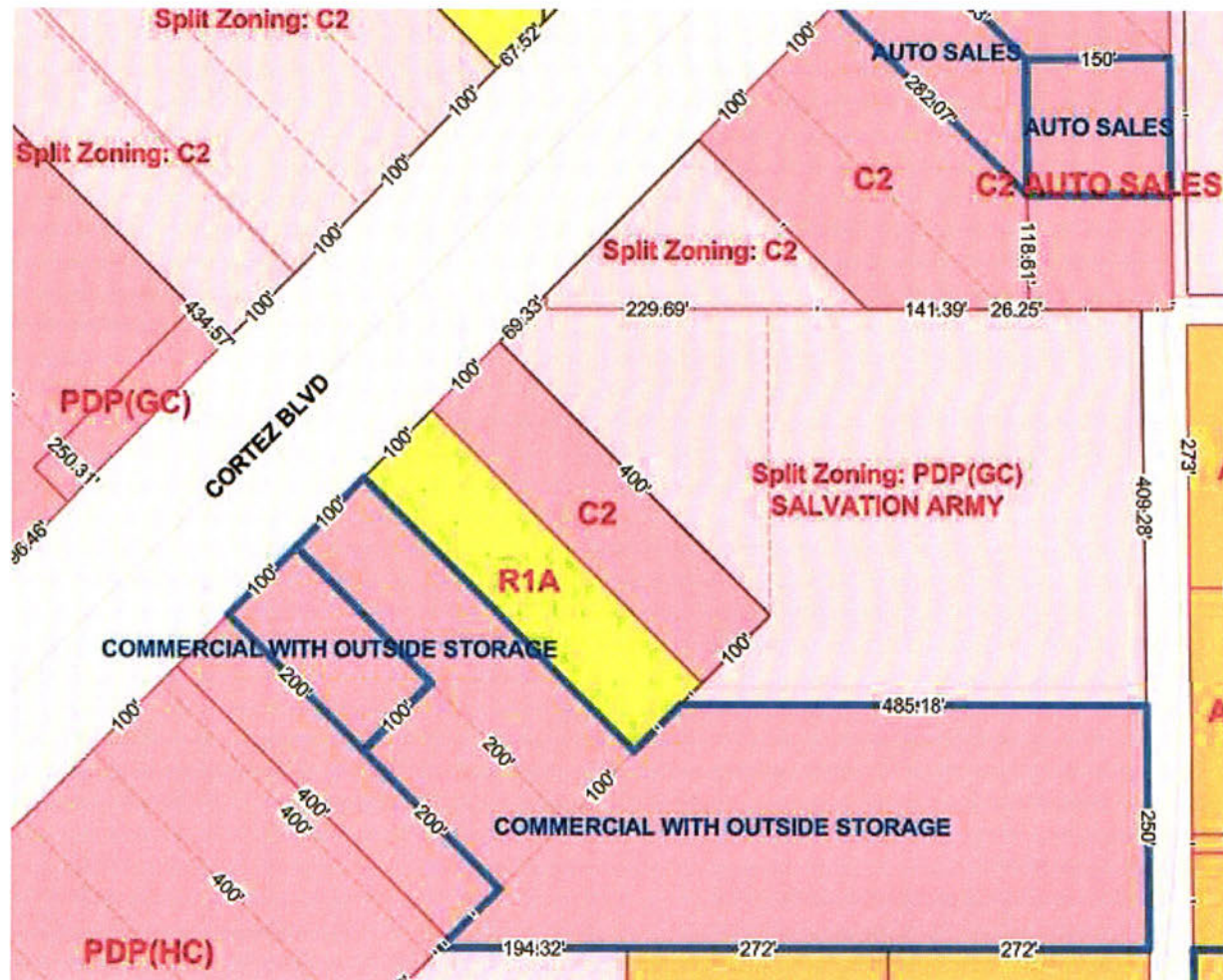


Figure 1. Parcel Keys 1215483 and 1001720- Aerial and Location Map

General:

The overall site totals 6.518 acres. Parcel Key 1215483 (5.6 acres) was formerly the site of the Salvation Army and consists of a 1,998 square foot professional building and a 1,680 square foot warehouse. Parcel Key 1001720 (0.918 acres) is vacant. The property is located on the south side of Cortez Boulevard (SR 50), approximately 1,500 feet east of Winter Street. Refer to Figure 1 above for the general location and aerial view.

The property is currently zoned Highway Commercial (C-2) and Planned Development Project/General Commercial (PDP/GC). Parcel Key 1215483 is split zoned PDP/GC and C2. Parcel key 1001720 is zoned C2. Please refer to Figure 2 below for the site zoning.



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The following table identifies adjacent zoning and the comprehensive plan's future land use map designations.

	Zoning	FLU	Property Use
North	C2	Commercial	Commercial
South	R 1A and PDP(HC)	Commercial	Vacant, Commercial
East	AR2	Rural	Rural Residential
West	C2	Commercial	Commercial

Request:

The applicant is requesting a change in zoning from Highway Commercial (C2) and Planned Development Project/General Commercial (PDP/GC) to a Planned Development Project/General Commercial (PDP/GC) zoning designation, and to approve a revised master plan. Parcel Key 1215483 was previously zoned and master planned for a Salvation Army facility by H 00-45.

Project Description:

The applicant intends to redevelop the site with an upscale restaurant and the potential of a separate commercial building. As shown on the proposed master plan, the restaurant would front SR 50 for visibility, and the access to SR 50 would remain at the existing location. The future second building on site would be located along the southern boundary of the property, in the area previously utilized for the Salvation Army buildings and parking. These existing buildings may be retained and utilized for an indefinite period of time.

Parking for the restaurant would be located between the two building areas and on Parcel Key 1001720. Cross access to the south from Parcel Key 1001720 will be provided, if required. Stormwater retention will be provided on site and will likely be in the northeastern portion of the property.

The subject property is well treed along its boundaries to the north, south and east, and that vegetation will be retained to provide appropriate vegetative buffers. While the property is adjacent to Arizona Street, no connection to that street is anticipated. This will allow a continuous buffer from the rural residential lots to the east. Soils on site consist

entirely of Candler fine sands, conducive to development and drainage retention. The project will be served by the Hernando County Utilities Department and potable water and wastewater infrastructure lies in the SR 50 ROW. Most of Parcel Key 1215483 has already been cleared for the Salvation Army development. The existing structures will likely be demolished as part of the development process but may be utilized in the interim.

Comprehensive Plan Consistency:

The subject property is primarily designated Commercial on the future land use map. The southern portion of Parcel Key 1215483 (roughly 20%) is designated Rural on the future land use map. The request is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

Strategy 1.04A(6): The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads...

Analysis: The site is located along the SR 50 commercial corridor.

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.

Analysis: Pre-existing developed commercial areas (Salvation Army site/Parcel Key 1215483) are considered to be part of the commercial designation even if not mapped.

Commercial Category Mapping Criteria: The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50 and designated commercial nodes at intersections of arterial and/or collector roads intended primarily for commercial development with a wide variety of uses.

Map Interpretation Guidance: Areas considered to have a Commercial Category designation but not shown on the Future Land Use Map 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.

Strategy 1.04A(1): The Future Land Use Map is the guiding graphic document that shows the general character and locations of anticipated future development. The Future Land Use Map shall be used and interpreted in conjunction with the Goals, Objectives and Strategies of this Plan. The categories on the Future Land Use Map illustrate the predominant future character of the area indicated and are not intended to be parcel-specific and may not match the zoning designations or boundaries in existence at the time of Plan adoption. Rather, they indicate the anticipated future disposition of the land's character with which future zoning, rezoning, development and redevelopment will be generally consistent.

Overall Analysis: The Future Land Use Map is not intended to be parcel specific, may not match the zoning boundaries, and the Commercial corridor designation is intended to identify the appropriate location of commercial development. The entire site is commercially zoned and developed and therefore is considered to be entirely within the commercial land use category as generally depicted on the Future Land Use Map.

Proposed Dimensional Standards:

Maximum square feet-30,000 square feet

Maximum Height-45 feet

Minimum Perimeter Setbacks

Front (SR 50) - 75 feet (deviation from 125 feet)

Sides- 20 feet

Rear (Arizona Street) 35 feet

Buffers-The master plan will meet the minimum buffer and landscape requirements of the Community Appearance Ordinance. Buffer widths will range from 10 feet to 20 feet, with 20 feet provided along SR 50 and Arizona Street. The buffer along SR 50 will be landscape, while the other buffers will be vegetative, utilizing the existing mature flora as much as possible.

Site Conditions

Topography

The site is relatively flat and sits at an elevation of 80 feet above MSL. Please refer to Figure 4.

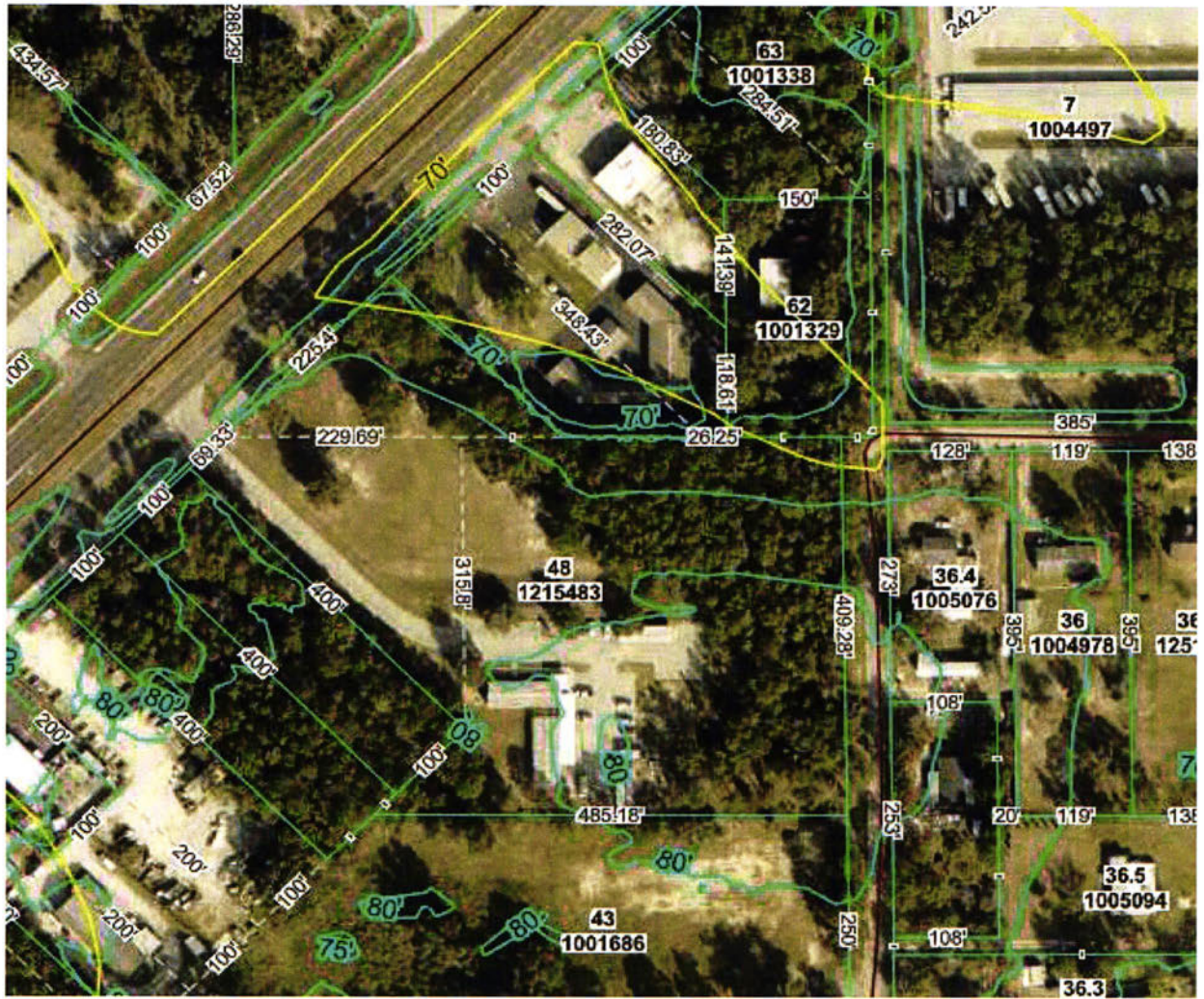
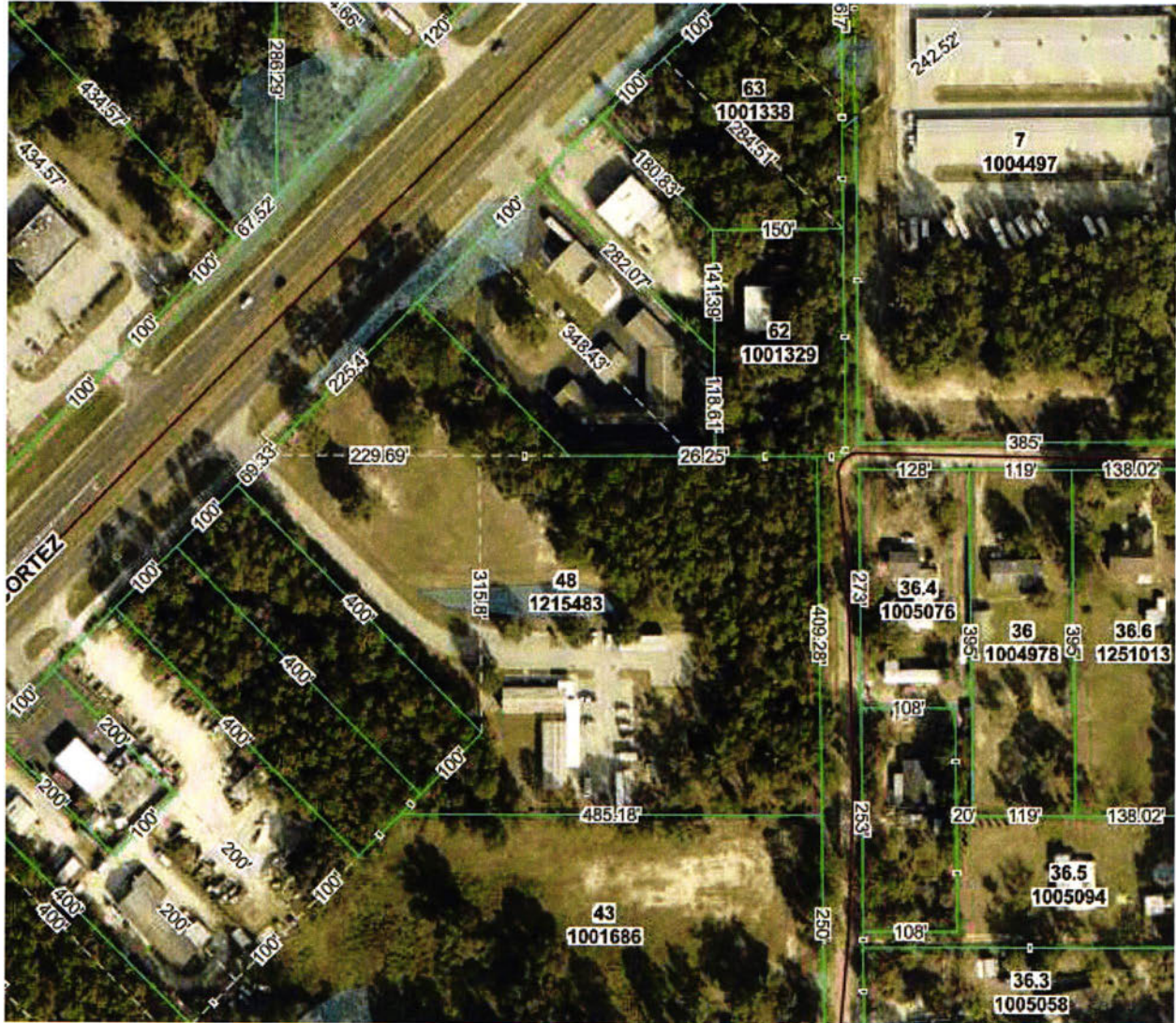


Figure 4. Parcel Key 1215483 and 1001720-Topography Map

The site is not located in a designated floodplain. There is a small area adjacent to the primary building, access drive and parking that presently serves as retention for the site. Please refer to Figure 5.



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The site soils consists of Candler Fine Sand. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands. Refer to Figure 6 for the Soils Map.



A preliminary environmental site visit was conducted on July 9, 2025. The following are the results of the site visit:

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- The undeveloped areas contain an assemblage of turkey oak, sand live oak, longleaf pine, and slash pine trees.
- A few specimen trees (18-inch dbh and greater) were detected.
- A few gopher tortoise burrows were detected; however, their density is low.
- No other state or federally listed species were detected.
- No jurisdictional wetlands or other surface waters are present.

Infrastructure

Adequate Access/Transportation

The project has access to SR 50 from an existing driveway. SR 50 is a 4-lane arterial roadway with an excellent level of service. While development adjacent to SR 50 normally requires the provision of a frontage road, this particular area of SR 50 has already developed commercially with buildings approximately 75 feet from the right-of-way and without frontage roads. Cross access for a future connection to the vacant parcel on the south (Parcel Key 1001702) is provided as a viable option.

Utilities

Both potable water and central sewer will be provided by the Hernando County Utilities Department. HCUD infrastructure is available within the SR 50 ROW. If required, the applicant will complete a capacity analysis to HCUD specifications to ensure the timing of connection to, and capacity of those facilities.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

Deviations

Setback from SR 50

The applicant is requesting a reduction in the front building setback from 125 feet to 75 feet. The applicant is desirous of this to allow the restaurant to be more visible from eastbound traffic on SR 50. Numerous commercial buildings to the east and west along the south side of SR 50 are set back approximately 75 feet from SR 50.

Frontage Road Requirement

The applicant is requesting a waiver of the frontage road requirement of Section 24-2 of the Land Development Regulations (Code of Ordinances) due to that fact that there are no frontage roads on the adjoining commercial parcels and there is no logical connection.

The project is retaining trees for vegetative buffering to the east along Arizona Street to protect the existing adjacent rural residential areas. In addition, Arizona Street provides no realistic connection to either the east (across from single family homes) or west (one intervening vacant site and then a developed site) that results in a continuous frontage road. Finally, a frontage road along SR 50 is also unviable, as the adjacent commercial parcels do not have frontage roads. However, cross access for a future connection to the vacant parcel on the south (Parcel Key 1001702) is being provided.