

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: Sept. 27, 2025

File No. _____ Official Date Stamp: _____

APPLICANT NAME: Solid Rock Property Group

Address: 4803 George Rd., Suite 330

City: Tampa

State: Florida

Zip: 33634

Phone: 813-576-0333

Email: clogan@solidrockpg.com

Property owner's name: (if not the applicant) DMMD I LLC, - Devanand Mangar - Managing Member

REPRESENTATIVE/CONTACT NAME: Ford Manuel

Company Name: Coastal Engineering Associates, inc

Address: 966 Candlelight Boulevard

City: Brooksville

State: Florida

Zip: 34601

Phone: (352) 796-9423

Email: Ford@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): R04 423 21 0000 0010 0020
2. SECTION 4, TOWNSHIP 23, RANGE 21
3. Current zoning classification: PDP (GC) - General Commerical
4. Desired zoning classification: PDP (GC) - General Commerical including all C-1 & OP/Office Professional uses & specific C-2
5. Size of area covered by application: 23.3 Acres uses outlined in the Rezoning Application Narrative
6. Highway and street boundaries: Southeast corner of State Road 50 and Kettering
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 AFFIDIVAT

I, Devanand Mangar as Managing Member of DMMD I 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): Solid Rock Property Group
and (representative, if applicable): Coastal Engineering Associates, inc
to submit an application for the described property.

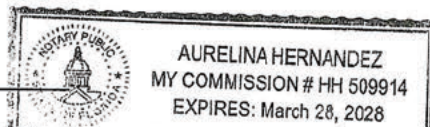
Devanand Mangar
Signature of Property Owner

STATE OF FLORIDA

COUNTY OF HERNANDO Hillsborough

The foregoing instrument was acknowledged before me this 27th day of September, 20 25, by Devanand mangar who is personally known to me or produced _____ identification.

Aurelina Hernandez
Signature of Notary Public



PRINT FORM

CLEAR FORM

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

Notary Seal/Stamp

Rezoning Application Narrative

Parcel Key: 1675066

General

The site consists of 23.3 acres lying at the southeast corner of Kettering Road and SR 50, lying in Section 4, Township 23 South, Range 21 East. Refer to figure 1 for the aerial view and location.



Figure 1-Parcel Key 1675066 Aerial and Location Map

Current Zoning and Land Use

The current site zoning is PDP/GC (Planned Development Project/General Commercial) and the Future Land Use designation is the I 75/SR 50 Planned Development District (PDD). Refer to figures 2 and 3.



Figure 2-Parcel Key 1675066 Zoning

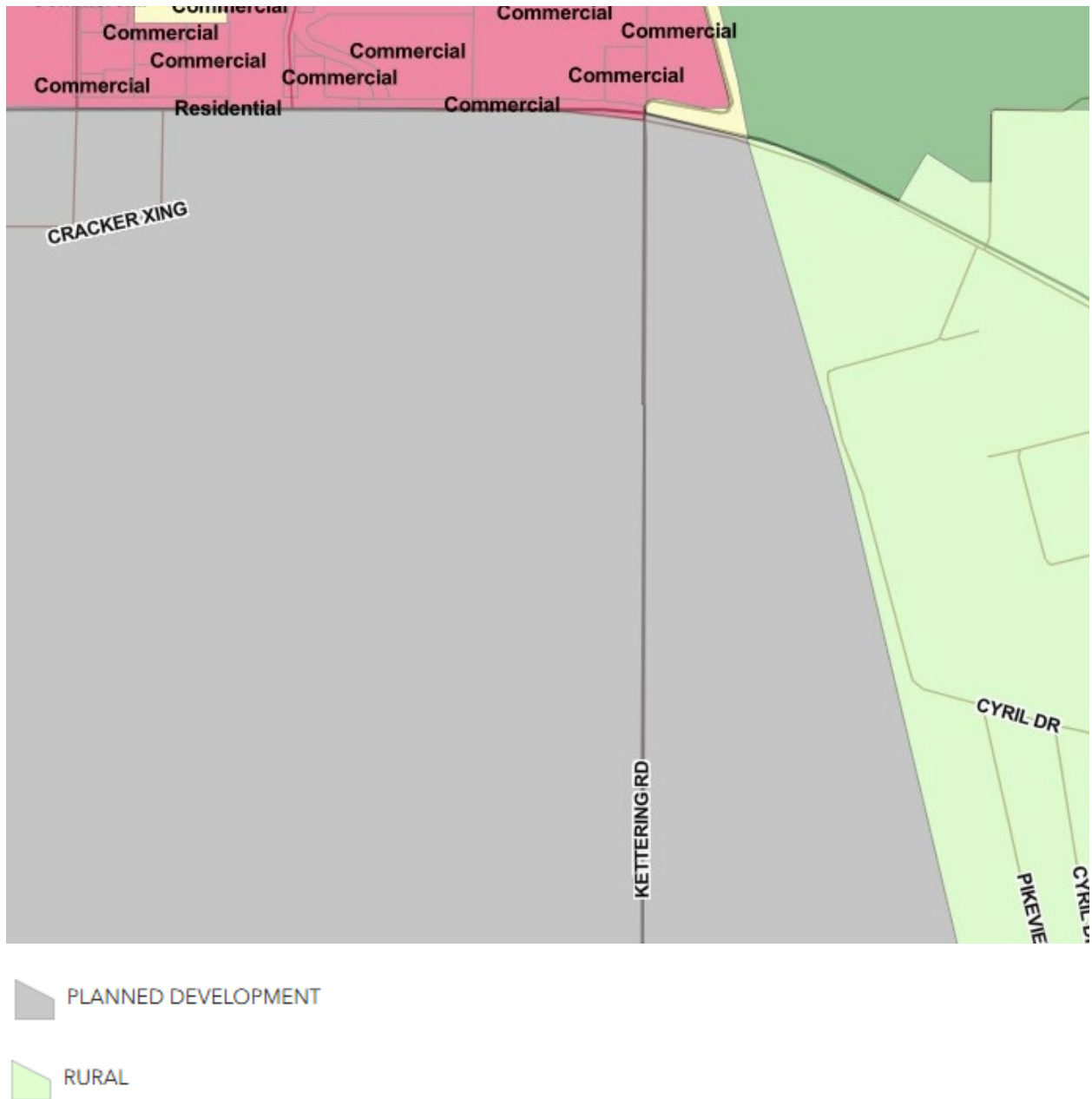


Figure 3-Parcel Key 1675066 Future Land Use

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

	Zoning	FLU	Property Use
North	AG and C2	Commercial	Vacant
South	PDP/IND	I-75/S.R. 50 PDD	Vacant
East	Withlacoochee State Trail, AR2	Rural	Recreation, State of Florida DOT, retention pond
West	CPDP	I-75/S.R. 50 PDD	Sunrise Development

Request:

The applicant is requesting a Master Plan Modification on property zoned PDP/GC. The original master plan and zoning was approved on February 14, 2007, and included both the current site zoned PDP/GC and the property to the south which is zoned PDP/IND. This application only pertains to the property designated PDP/GC. A master plan modification was previously approved by the County for the property zoned PDP/IND (parcel key 394424, H 2229).

Project Description:

The PDP/GC zoning allows all permitted uses in the C-1 zoning district. Any special exception uses allowed in the C-1 zoning district which have been specifically designated or specified in the narrative or on the master plan and any permitted and special exception uses from the C-2 or O/P zoning districts specifically designated in the narrative or on the master plan. The previous master plan is expired and the applicant proposes to update the master plan as follows:

- Locate 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 acre outparcel at the intersection of Kettering Road and SR 50
- The actual size of the outparcel is estimated and is subject to final design
- Provide for all the permitted uses allowed in the C-1 and OP zoning districts and the following C-2 uses on the balance of the 23 acre site:

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
- Provide for additional ROW along Kettering Road and SR 50 as needed
 - Provide for a single unified access to SR 50 in accordance with the permitting requirements of FDOT
 - Provide a reverse internal cross access road and/or cross access to all commercial uses with unified access to Kettering Road and SR 50 with the exact location determined by the County Engineer
 - Provides up to three (3) access points on Kettering Road, one of which may be temporary. The location and configuration of these access points will be dependent on the approved traffic study.
 - A landscaped buffer and retention area along the Withlacoochee State Trail
 - The main retention area is conceptual and is subject to final design and permitting
 - Provide for a commercial lot layout for the balance of the property at the time of Conditional Plat

Dimensional Standards

Perimeter Setbacks (inclusive of buffers)

SR 50 (North): 75 feet (deviation from 125 feet; previously approved)

Kettering Road (West): 75 feet from the existing ROW

Withlacoochee State Trail (East): 35 feet

Industrial Area (South) 20 feet (deviation from 35 feet)

Internal Building Setbacks

Internal Cross Access Road: 35 feet (where applicable)

Front (other than perimeter): 35 feet (accessory structures such as canopy structures may encroach into the front setback)

Sides (other than perimeter): 10 feet (deviation from 20 feet)

Rear (other than perimeter): 20 feet (deviation from 35 feet)

Perimeter Buffers

SR 50 (North): 20 foot Landscape Buffer (deviation from 35 feet)

Kettering Road (West): 20 foot Landscape Buffer (deviation from 35 feet)

Withlacoochee State Trail (East): 35 foot Buffer consisting of existing vegetation supplemented with landscaping where needed. No buffer where drainage retention area abuts property line.

Industrial Area (South): 20 foot Buffer consisting of existing vegetation

Internal lot buffers: 5 feet

Maximum Building Height: 60 feet

Total Square Footage: 360,568 with up to 8 additional outparcels

Consistency with the Comprehensive Plan

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.

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:

c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50

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.

Analysis; The project is consistent with the following standards of the PDD.

- The site was previously approved for commercial development in accordance with the provision for a functional mix of land uses
- The site is located along SR 50 where commercial development is envisioned
- The Master Plan provides for cross access between commercial uses that meets the intent of a frontage road and additional ROW as needed along SR 50 and Kettering Road
- The site utilizes the Planned Development process for review and approval

Site Conditions

Topography

As shown in Figure 4, the site topography ranges from an elevation of 65 feet in the southeast corner of the property to 90 feet in the west central part of the site.

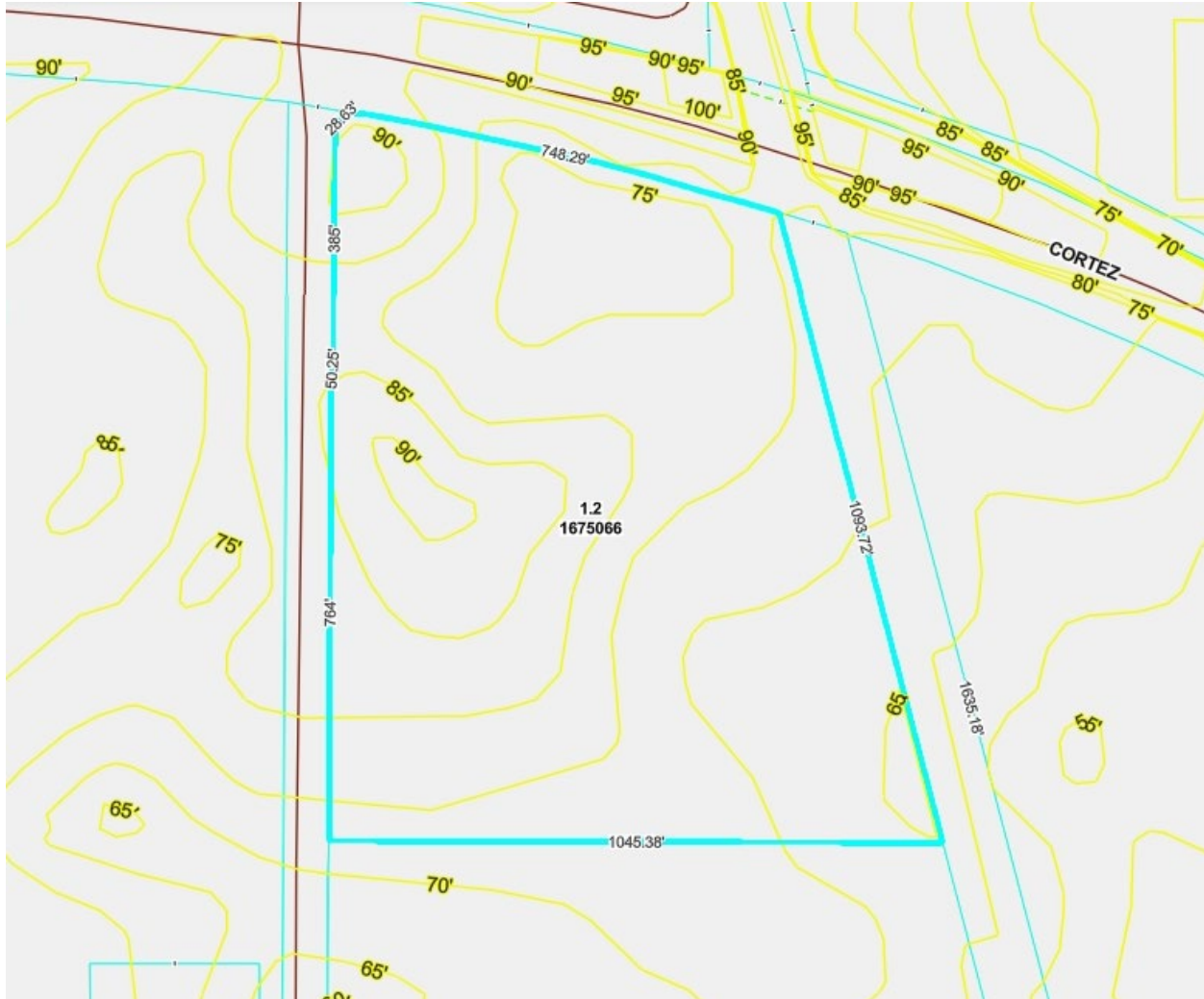


Figure 4-Parcel Key 1675066 Topography

Floodplain

The site is not located in a flood zone. As required, all development will be in accordance with the stormwater requirements of Hernando County and the Southwest Florida Water Management District. Refer to Figure 5 for the floodplain designations.

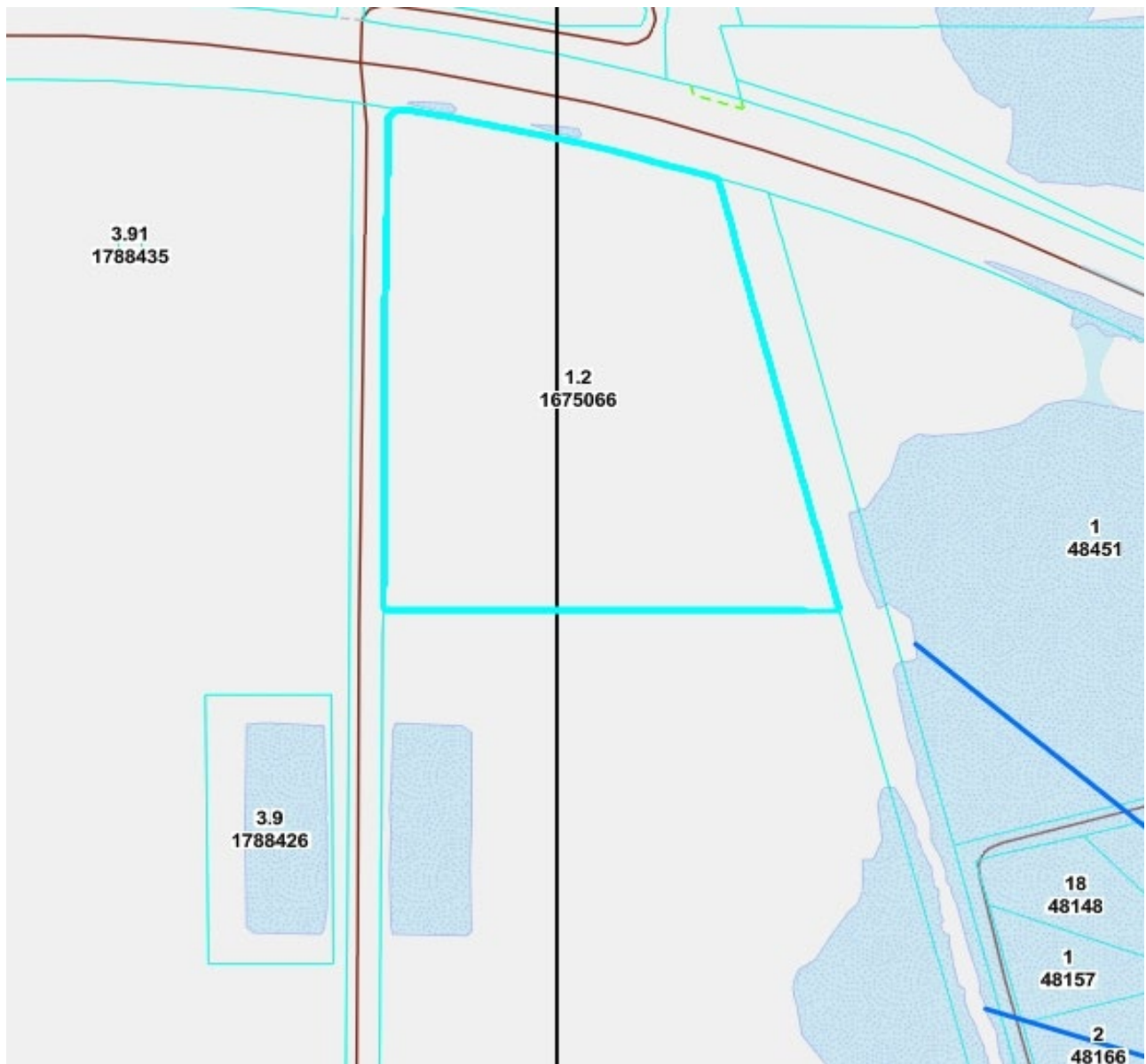


Figure 5-Parcel Key 1675066 Floodplain

Soils

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



Figure 6-Parcel Key 1675066 Soils

Site Environmental

Development of the site will include the preparation and submittal of all required flora/fauna site surveys by a qualified professional. Any required permits will be applied for, obtained and provided to the County.

Infrastructure

The project will pay both impact fees and impact fee surcharges for roads (50%) and public capital facilities-library-buildings-law enforcement-jail (10%) that contribute to the cost of providing the PDD Area with the required infrastructure. Water and sewer agreements will be entered into as required by the County.

Adequate Access/Transportation

The project has access to SR 50 and Kettering Road.

SR 50 has a very good level of service and is an arterial roadway in the I-75/SR 50 infrastructure plans. Kettering Road is a major link in the I-75/SR 50 PDD transportation network, is signalized at SR 50 and has a good level of service.

The project entrances and internal cross access will be designed and permitted in accordance with the requirements of the County Engineer and FDOT. A traffic study and access analysis will be provided as required by the County Engineer and/or FDOT. Any improvements required will be consistent with the PDD Area Plan and the requirements of the County Engineer and FDOT.

Utilities

Both potable water and central sewer will be provided by the Hernando County Utilities Department, which has a regional water plant to the west at Lockhart Road and a regional wastewater treatment plant to the north on Kettering Road. A potable water main and a sewer force main lie within the Kettering Road ROW on the west side of the project. A sewer force main is also available along SR 50. The applicant will complete a capacity analysis and enter into a utilities service agreement with HCUD to ensure the timing of connection to, and capacity of those facilities as required. Any required utility infrastructure improvements will be determined at the time of development order review and issuance.

Drainage

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

Deviations

Deviation requests have been outlined in the narrative as indicated in the dimensional standards section above. These deviations are not considered excessive and are consistent with previous development standards approved for the site.

As an additional deviation, the master plan proposes unified site access and an internal cross access road and/or cross access between commercial uses that will serve the same purpose as the required frontage road to provide for unified internal access. The location of the Withlacoochee State Trail prevents this internal access road from being extended to the east beyond the property limits and therefore will not act as a true frontage road. For this reason, a deviation to the frontage road requirement is requested with the caveat that an internal access road will be provided for all development that provides the same functionality that a frontage road would provide. This concept was previously approved by the County Engineer provided internal connectivity was provided.

Conclusion

The proposed project consists of a commercial development that was previously approved for the site, is consistent with the Hernando County 2040 Plan, the I-75/SR 50 Area Plan, and is consistent/compatible with development trends in the area along SR 50 and Kettering Road. Infrastructure will be provided in accordance with the results of separate studies at the time of development and concurrency management requirements.