

A presentation to:
Hernando County



MERIDIEN DEVELOPMENT LLC

Hard Copy of Presentation by Petitioner - H0482

DEVELOPMENT TEAM

- **Developer** **Meridien Development LLC – Mark Keschl**
 GPK Holdings LLC – Geoffrey Kerth
- **Representative** **Benda Law Firm**
- **Traffic Consultant** **Palm Traffic**
- **Civil Engineer,** **Bohler Engineering**
- **Land Use** **Forgey Planning Land use**
- **Wetland Delineation** **Naylor Environmental**

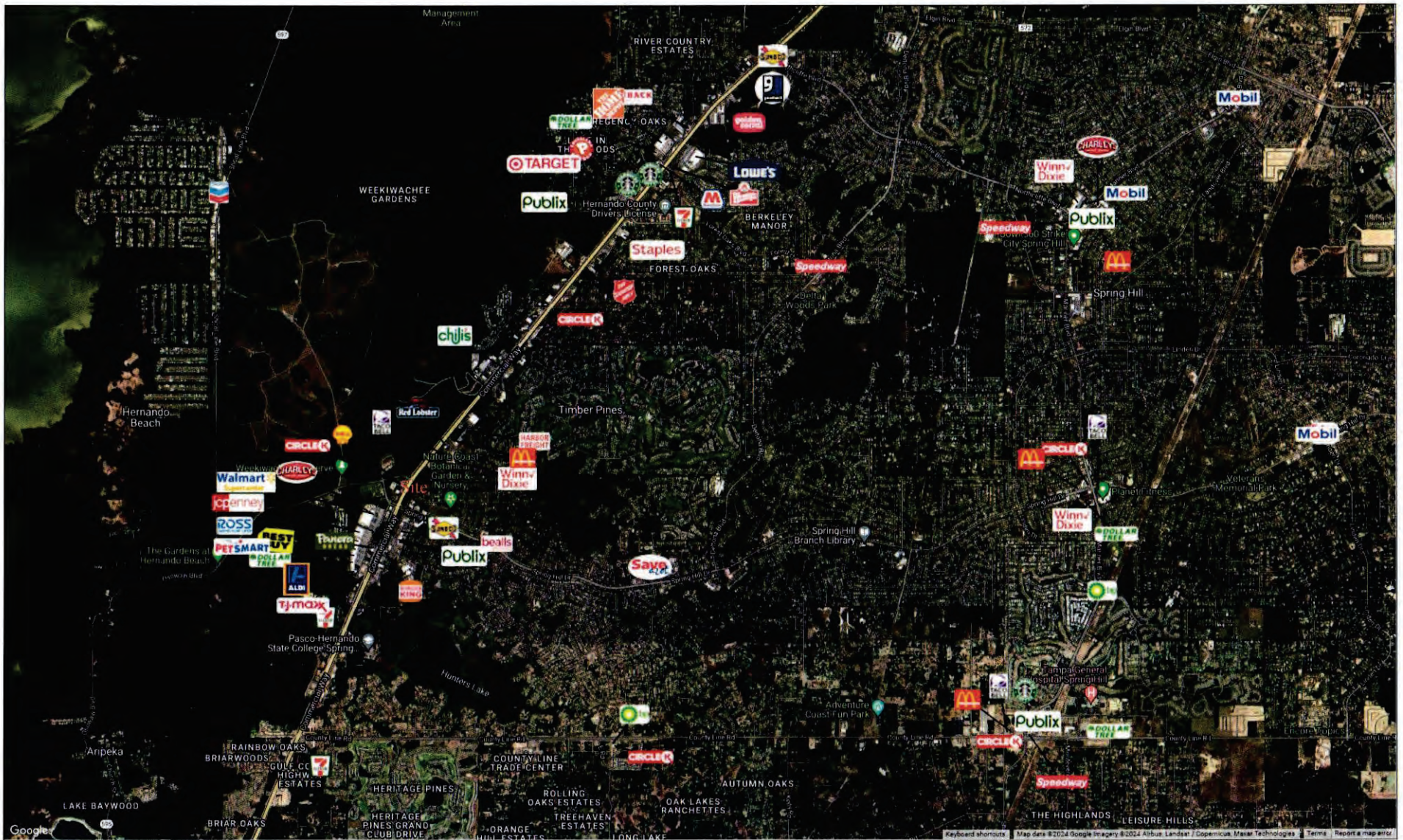
ZONING/TRADE AREA

Jim Conroy

AERIAL OVERVIEW

REZONING

HERNANDO COUNTY, JUNE 9, 2025

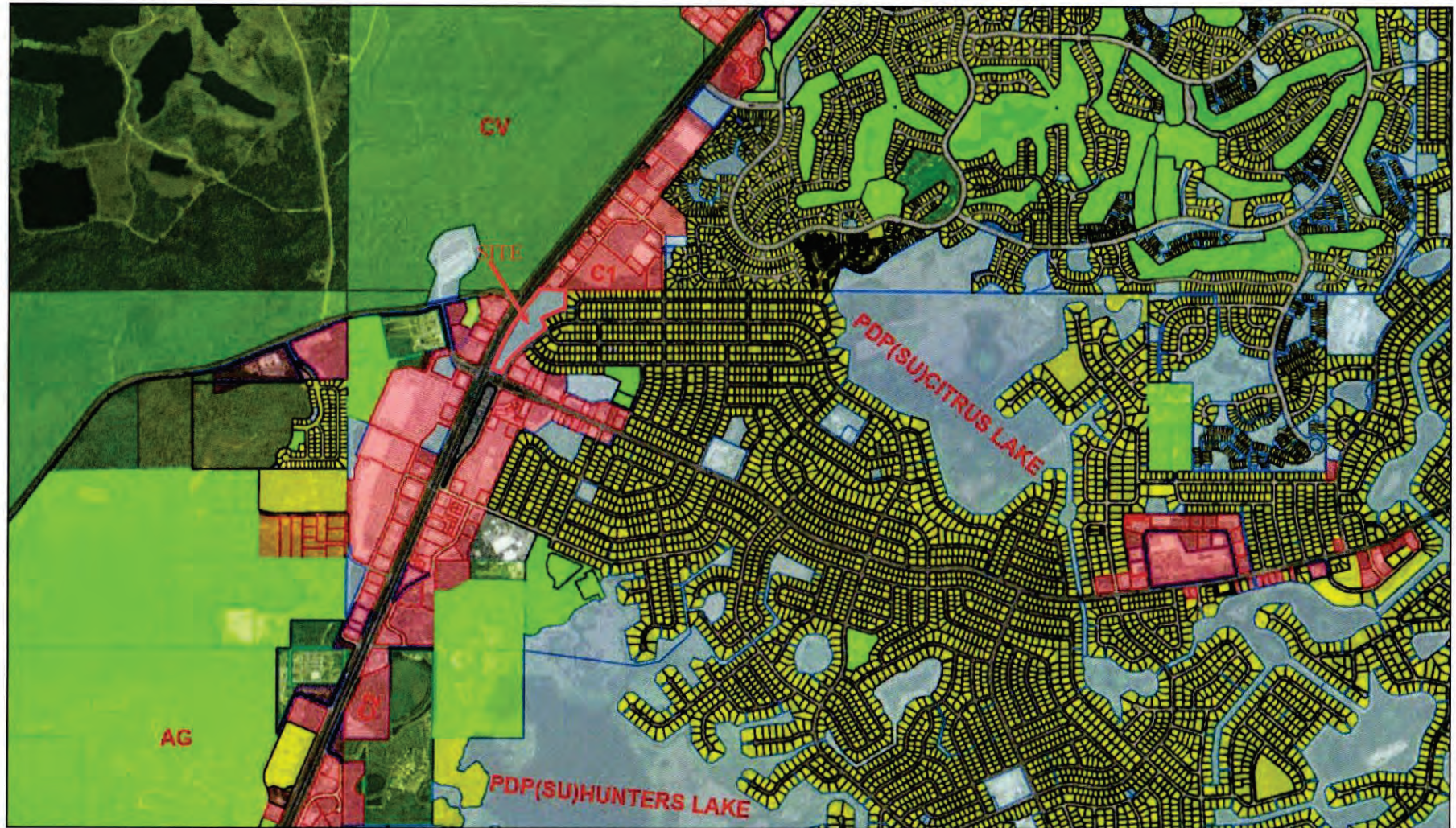


CURRENT ZONING

REZONING

HERNANDO COUNTY, JUNE 9, 2025

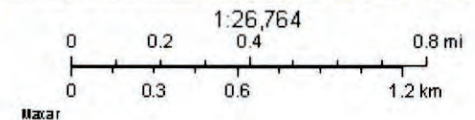
Hernando County Zoning/Flu Map



3/6/2025, 1:08:31 PM

Special Use Zoning	Planned Development	Recreation	Agricultural Residential	Residential
Split Zoning	Conservation	Zoning	Commercial	Special Use
Agricultural	Residential	<Null>	Planned Development	Recreation
Commercial	Special Use	Agricultural	Conservation	

06/09/2025

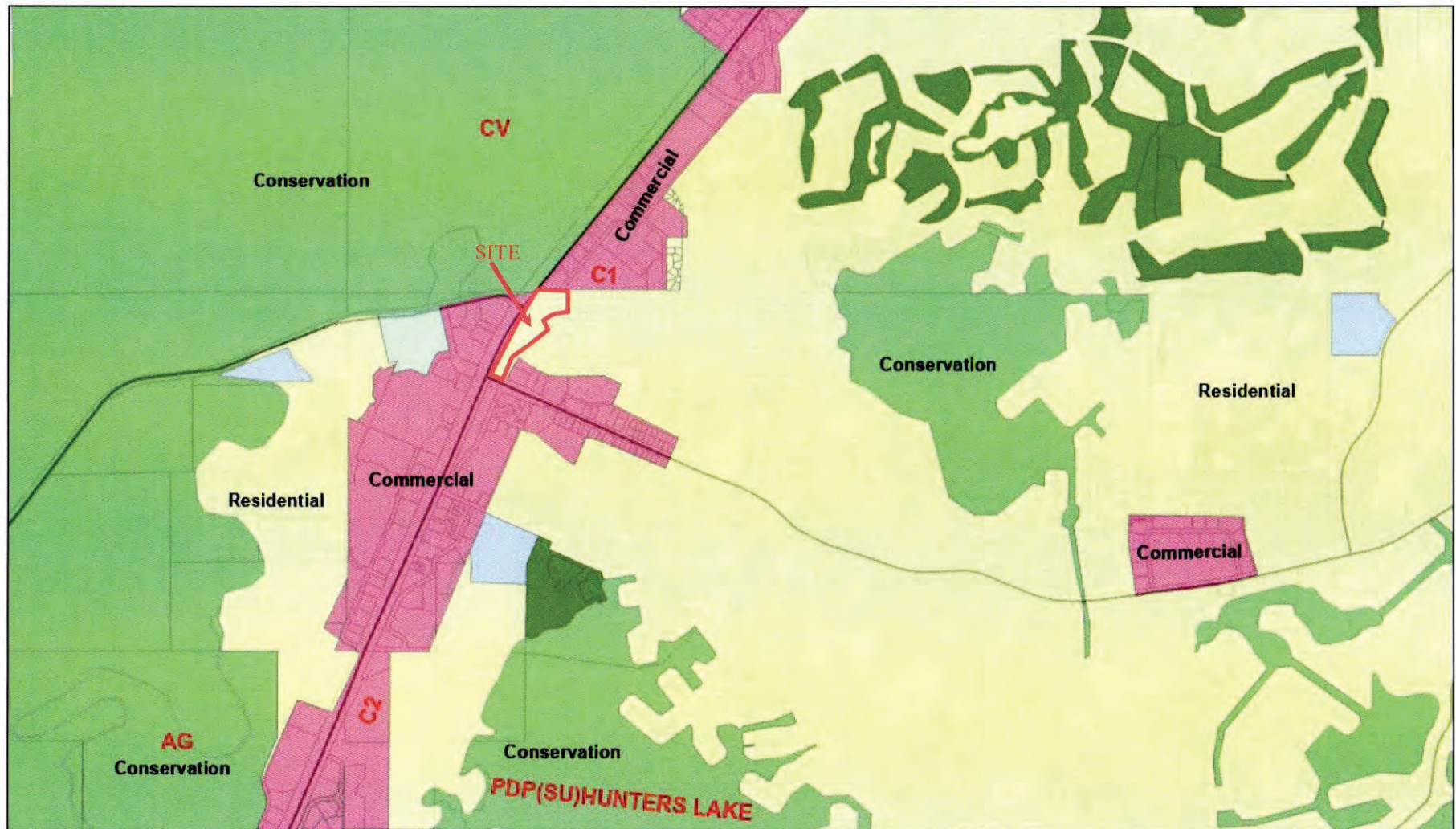


HERNANDO COUNTY COMPREHENSIVE PLAN MAP

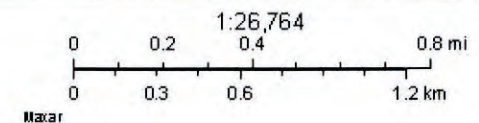
REZONING

HERNANDO COUNTY, JUNE 9, 2025

Hernando County Zoning/Flu Map



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06/09/2025

Hernando County Central GIS
Hernando County Central GIS

HERNANDO COUNTY COMPREHENSIVE PLAN MAP

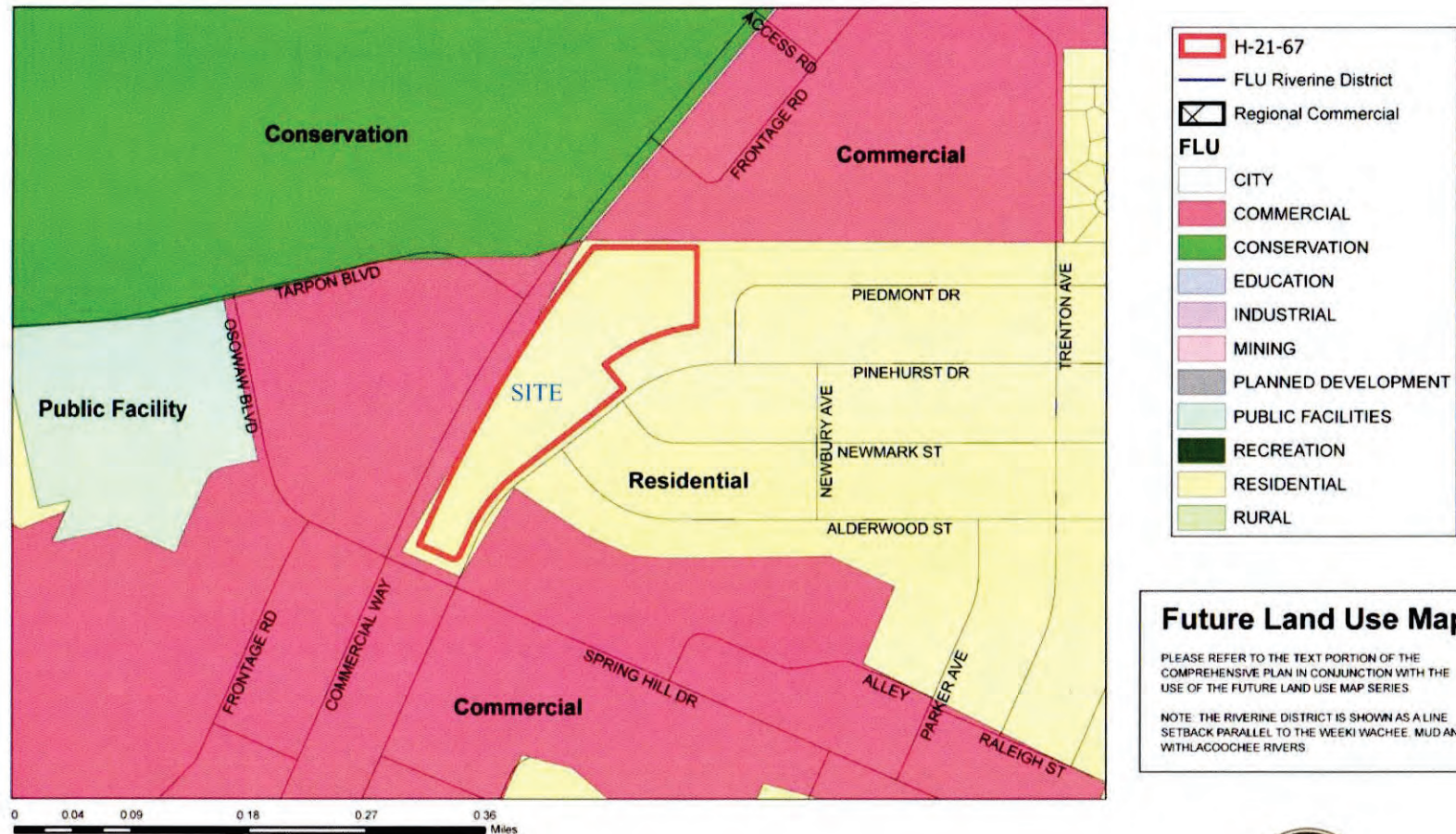
REZONING

HERNANDO COUNTY, JUNE 9, 2025

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-21-67

Version Date: 06/08/2021



06/09/2025

S:\Share\IP&Z\PCases2021\Dec_2021\H2167a_8x11_Detail.pdf
Date of mapping: 10/19/2021



HERNANDO COUNTY, JUNE 9, 2025

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.

 City Zoning Pending

LAND USE

Jim Conroy

Kyle, Benda - Benda Law Firm

Max Forgey - Forgey Planning Land Use

PROPOSED DEVELOPMENT REQUEST

REZONING

HERNANDO COUNTY, JUNE 9, 2025

EXPERT REPORT IN SUPPORT OF REZONING PETITION #H-24-82 FOR SPRING HILL PDP (GC) LOCATED AT US 19 AND SPRING HILL DRIVE
IN UNINCORPORATED HERNANDO COUNTY FLORIDA

1. PURPOSE OF REPORT

This report, outlines justifications for approval of Rezoning Application Number H-24-82, which proposes to rezone an eleven-acre (11.0 +/- acre) parcel located at the northeast corner of Commercial Way (US 19) and Spring Hill Drive in unincorporated Hernando County. This report will provide the Hernando County Planning & Zoning Commission (P & Z) and the Board of County Commissioners (BCC) with competent substantial evidence by evaluating the proposed uses and their general consistency with the Hernando County Comprehensive Plan and Land Development Code (LDC) and will propose findings of fact to justify a recommendation of approval by the P & Z at their as-yet unscheduled hearing, and subsequent approval by the BCC.

1. SUBJECT PROPERTY AND APPLICANT'S REQUESTED ACTION

The subject property is currently zoned **PDP(SU)-Landscape Buffer**. The subject property comprises approximately 11 acres of unimproved, undeveloped land located at the northeast corner of Commercial Way (US 19) and Spring Hill Drive in unincorporated Hernando County, with substantial frontage on US 19 and Spring Hill Drive.

The Applicant proposes to rezone the property to allow development of a high-quality, infill commercial center consisting of five buildable commercial lots and one dedicated open space parcel. Uses contemplated include national fast-casual dining, a drive-through coffee shop, and small to mid-sized office and medical tenants. The development will be capped at 24,000 square feet of total building area with and shall not exceed a single story.. A separate parcel of approximately 2.5 acres will also be created for the Open Space - Conservation Area which will include an area for a detention pond.

The Applicant seeks deviations to reduce the front yard setback on US 19 from 125 feet to 50 feet, consistent with existing commercial development in the area—and to reduce internal setbacks and buffer widths where necessary to accommodate the subdivision and contemporary retail building footprints.

The site lies predominately within FEMA-designated Flood Zone X, indicating that the property is a minimal flood risk, with a minor portion in Zone AE. Surrounding land uses include major regional retail to the west (Walmart), C-1 and C-2 zoning to the north and south, and residential subdivisions to the east across Pinehurst Drive.

PROPOSED DEVELOPMENT REQUEST

REZONING

HERNANDO COUNTY, JUNE 9, 2025

1. RECOMMENDED FINDINGS OF FACT JUSTIFYING APPROVAL OF APPLICATION

Based upon the competent substantial data and analysis presented in this expert report and in the testimony presented by and on behalf of Meridien Development LLC, the Hernando County Board should approve this proposed rezoning based upon the following findings of fact:

Finding 1: Consistency with the Comprehensive Plan. The application as proposed is consistent with Goal 1.04, Strategies 1.04(A)1 and 1.04(A)2. The subject property is designated "Residential" on the Future Land Use Map of the Hernando County Comprehensive Plan. The proposed PDP(GC) zoning is specifically consistent with FLUE Strategy 1.04A(3), Objective 1.04B, and Strategy 1.04B(1); Objective 1.04G and Strategy 1.04G(1); Objective 1.06B and Strategy 1.06B (2); Objective 1.06A and Strategy 1.06A(2).

Finding 2: Supports Infill Development Principles. The project constitutes an infill commercial development by utilizing existing infrastructure and providing accessible services within a designated commercial corridor. This approach promotes efficient land use and avoids sprawl.

Finding 3: Compliance with Hernando County Land Development Regulations. The application complies with Appendix A of the Hernando County Code (Zoning) and Article VIII (Planned Development Projects), including submission of a master plan, narrative, site circulation plan, and request for limited and justified variances.

Finding 4: Compatibility with Adjacent Development. The project is compatible with existing development along US 19 and Spring Hill Drive. The proposed uses (fast food, coffee shop, medical office, etc.) align with nearby commercial uses and are buffered appropriately from adjacent residential zoning districts, satisfying the compatibility standard under Florida Statutes §163.3164(9).

Finding 5: Adequate Infrastructure and Public Services. The project will be served by existing water and sewer infrastructure and complies with SWFWMD stormwater management requirements. Transportation impacts have been mitigated through the design of access points and turning lanes approved by FDOT. No impacts are anticipated to school, park, or emergency services.

Finding 6: Variance Requests Are Justified and Minor in Nature. Requested deviations to setbacks and buffer spacing are modest, typical of PDPs, and necessary to accommodate modern commercial building formats. These deviations do not compromise compatibility or performance standards.

Finding 7: Public Purpose and Community Benefit. The proposed development introduces needed commercial services, promotes walkable access, and improves visual and functional aspects of a long-vacant site. It supports the local economy, employment, and tax base while aligning with the stated intentions of the Comprehensive Plan.

Finding 8: Conforms to Legal Requirements of Quasi-Judicial Proceedings. This application meets the evidentiary burden of competent substantial evidence required for quasi-judicial proceedings under Florida law. Testimony and exhibits provided by the applicant, including this expert report, provide a factual basis for approval by the LPA and Board of County Commissioners.

SITE PLAN

Jim Conroy

IMMEDIATE TRADE AREA

REZONING

HERNANDO COUNTY, JUNE 9, 2025



IMMEDIATE TRADE AREA TENANTS

REZONING

HERNANDO COUNTY, JUNE 9, 2025



06/09/2025

CLOSE UP

REZONING

HERNANDO COUNTY, JUNE 9, 2025



SITE PLAN & DATA

REZONING

HERNANDO COUNTY, JUNE 9, 2025

Lot	Building Size	Lot Size SF
1	3,500 +/- SF	37,819
2	4,000 +/- SF	44,960
3	6,000 +/- SF	97,540
4	3,500 +/- SF	50,687
5	5,000 +/- SF	72,983
Total Building		22,000 +/-

Open Space 117,612 SF+/-



CALL BOX DISTANCE TO NEIGHBORS

REZONING

HERNANDO COUNTY, JUNE 9, 2025



06/09/2025

20'

06/09/2025



LEGEND	
	Feet
PROPERTY LINE	_____
LOT LINE	_____
BUILDING FOOTPRINT	_____
LANDSCAPE BUFFER	_____
TREE ROWS	_____

TABULATIONS						
LOT #	LAND USE	PARKING REQUIRED	PARKING PROVIDED	BUILDING SF	LAND AC	
1	OFFICE BUILDING	1,075 SP	10 SP	1000	1.10	
2	OFFICE BUILDING	1,075 SP	10 SP	1000	1.10	
3	OFFICE BUILDING	1,075 SP	10 SP	1000	1.10	
4	OFFICE BUILDING	1,075 SP	10 SP	1000	1.10	
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99	OFFICE BUILDING	1,075 SP	10 SP	1000	1.10	
100	OFFICE BUILDING	1,075 SP	10 SP	1000	1.10	

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROPERTY MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

[illegible]

PRELIMINARY

THIS INFORMATION IS BEING RELEASED IN ACCORDANCE WITH THE
 NATIONAL ARCHIVES' 75th ANNIVERSARY RELEASE PROGRAM
 (NARS 75th ANNIVERSARY RELEASE PROGRAM)

PROJECT No. 14240700-10-01
 CLASSIFIED BY NND
 DECLASSIFIED BY NND
 DATE 12/14/2014
 CLASSIFIED BY NND

PROJECT

**PROP.
SITE PLAN
DOCUMENTS**

— FOR —

**MERIDIAN
DEVELOPMENT, LLC**

7901 SE OSPREY ST
MOORE SOUND, FL 33488

BOHLER //

600 N. WESTSHORE BLVD. SUITE 960
TAMPA, FLORIDA 33609
Phone: (813) 812-4100
Fax: (813) 812-4101

SECRET

PUD

SAFETY ALARMS

1

ORG. DATE - 15/11/2028

ROAD IMPROVEMENTS

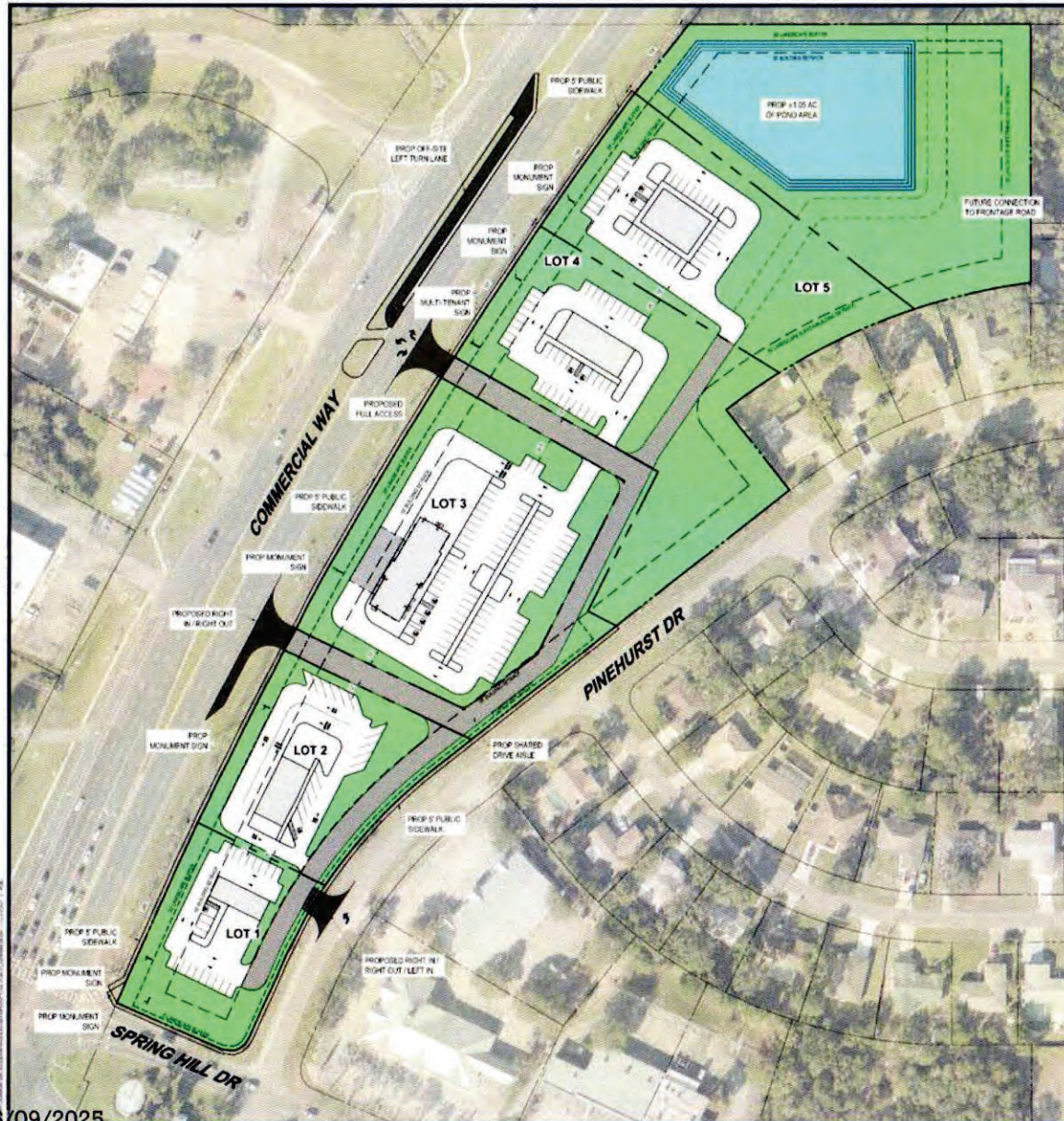
HERNANDO COUNTY, JUNE 9, 2025



ROAD IMPROVEMENTS

REZONING

HERNANDO COUNTY, JUNE 9, 2025



LEGEND	
PROPERTY LINE	PUD
LOT LINE	
BUILDING SETBACK	
UNDERCUT BUFFER	
PROPOSED SIDEWALK	

TABULATIONS					
LOT #	LAND USE	PARKING REQUIRED	PARKING PROVIDED	BUILDING SF	LAND AC
1	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
2	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
3	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
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43	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
44	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
45	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
46	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
47	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
48	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
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59	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
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61	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
62	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
63	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
64	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
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66	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
67	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
68	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
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72	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
73	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
74	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
75	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
76	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
77	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
78	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
79	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
80	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
81	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
82	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
83	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
84	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
85	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
86	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
87	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
88	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
89	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
90	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
91	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
92	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
93	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
94	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
95	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
96	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
97	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
98	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
99	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00
100	OFFICE/RETAIL	1,000 SF	1,000 SF	1,000	1.00

BOHLER
 SITE CIVIL AND CONSTRUCTION ENGINEERING
 PROGRAM MANAGER
 LANDSCAPE ARCHITECT
 SURVEYOR
 TRANSPORTATION SERVICES

REVISIONS		
REV	DATE	COMMENT



PRELIMINARY

PROJECT NO. 12345678
 DRAWN BY: J. BOHLER
 DATE: 06/09/2025
 PLOT: 1

PROP. SITE PLAN DOCUMENTS
 FOR
MERIDIAN DEVELOPMENT, LLC
 7901 SE OAKLEY ST
 HOBBS BOUND, FL 33448

BOHLER
 800 N. WESTSHORE BLVD, SUITE 850
 TAMPA, FLORIDA 33609
 Phone: (813) 875-4190
 Fax: (813) 875-4191

SHEET TITLE
PUD

SHEET NUMBER
1

DATE: 06/09/2025

06/09/2025

Renderings

WENDY'S

REZONING

HERNANDO COUNTY, JUNE 9, 2025



Wendy's New Prototype - Global Next Generation

WENDY'S

REZONING

HERNANDO COUNTY, JUNE 9, 2025



REZONING HERNANDO COUNTY, JUNE 9, 2025

DESIGN APPROVALPROJECT NOTES

EXTERIOR FINISHES

 BRICK FINISH COLOR: VARIOUS SET: METALLIC	 REPRESSSED METAL FINISH COLOR: VARIOUS (METALLIC)
 BRICK FINISH COLOR: LIGHT BROWN SET: METALLIC	 EXTERIOR PANEL FINISH COLOR: DARK BROWN PANEL: BRICK-LIKE
 SPACED SYSTEM COLOR: WHITE PANEL: BRICK-LIKE	 SPACED SYSTEM COLOR: VARIOUS
 SPACED SYSTEM	

[illegible]

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Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

CHICK-FIL-A
Project Name

Street Address
City, ST 00000

FSR#00000

NO.	DATE	DESCRIPTION
1	10/1/80	...
2	10/2/80	...
3	10/3/80	...
4	10/4/80	...
5	10/5/80	...
6	10/6/80	...
7	10/7/80	...
8	10/8/80	...
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13	10/13/80	...
14	10/14/80	...
15	10/15/80	...
16	10/16/80	...
17	10/17/80	...
18	10/18/80	...
19	10/19/80	...
20	10/20/80	...
21	10/21/80	...
22	10/22/80	...
23	10/23/80	...
24	10/24/80	...
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29	10/29/80	...
30	10/30/80	...
31	10/31/80	...

[illegible]

X-900B

06/09/2025

CONCLUSION

Discussion

