Hernando County

Planning & Zoning Commission

John Law Ayers Commission Chambers, Room 160
20 North Main Street, Brooksville, FL 34601

Regular Meeting

Agenda

Monday, May 11, 2026 - 9:00 A.M.

THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT WWW.HERNANDOCOUNTY.US. THE AGENDA AND ATTACHMENTS ARE FINALIZED ONE WEEK PRIOR TO THE HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT MARYELLEN WAITE, HERNANDO COUNTY RISK MANAGEMENT MANAGER, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 442-7787. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

IF A PERSON DECIDES TO APPEAL ANY QUASI-JUDICIAL DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH HEARING OR MEETING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND THAT, FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PLEASE NOTE THAT THIS MEETING HAS A START TIME OF 9:00 AM AND ALL ITEMS MAY BE HEARD ANY TIME THERE AFTER.

A. CALL TO ORDER

1. **Invocation**
2. **Pledge of Allegiance**
3. **Poll Commission for Ex Parte Communications**
4. **County Attorney Statement**
5. **Administering of the Oath**

B. STAFF ANNOUNCEMENTS

C. APPROVAL/MODIFICATION OF AGENDA

D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

PUBLIC HEARINGS

E. UNIFIED AGENDA

17466 Approval of Minutes for Regular Meeting of April 13, 2026

17488 Approval of Minutes for Regular Meeting of August 14, 2023

F. STANDARD AGENDA

17462 Special Exception Use Permit Petition Submitted by A Technological Advantage, Inc., d/b/a ATA Career Education a/k/a ATA College On Behalf of Spring Hill Associates, LLLP, f/k/a Spring Hill Associates, LTD (SE2605)

17463 Special Exception Use Permit Petition Submitted by Old Florida Forever, LLC (SE2606)

17465 Rezoning Petition Submitted by Land Supplier, LLC (H2339)

17455 Rezoning Petition Submitted by Williams Realty and Investments Inc. (H2603)

17456 Master Plan Revision Submitted by Southeast Investments, Inc., On Behalf of Jacobsen Property Investment, LLC; Christopher Gandy; and William Samuelson and Melissa Samuelson (H2605)

17452 Rezoning Petition Submitted by Legendary Realty Services, Inc. (H2612)

17460 Rezoning Petition Submitted by Windy Southall and Henry Southall (H2614)

17461 Master Plan Revision Petition Submitted by Palmwood Holdings LLC (H2615)

17464 Rezoning Petition Submitted by Hernando Investments, Inc. (H2616)

G. COMMISSIONERS AND STAFF ISSUES

H. ADJOURNMENT

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, June 08, 2026, beginning at 9:00 AM, in the Commission Chambers

Meeting: 05/11/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17466
Legal Request Number:
Bid/Contract Number:

TITLE
Approval of Minutes for Regular Meeting of April 13, 2026

BRIEF OVERVIEW
The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on April 13, 2026, are submitted for review and approval.

STRATEGIC PLAN INITIATIVES
Strategic Theme: B - Commitment to Public Safety.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
N/A

RECOMMENDATION
The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on April 13, 2026, are submitted for review and approval.

REVIEW PROCESS

Michelle Miller	Approved	04/30/2026 12:40 PM
Victoria Via	Approved	04/30/2026 12:47 PM

Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

April 13, 2026

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, April 13, 2026, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

Attendee Name	Title
Kathryn Birren	Chairwoman
Nicholas Holmes	Vice Chairman
Steven Markford	Regular Member
Jonathan McDonald	Regular Member
Justin Noe	Regular Member
Natasha Lopez Perez	Assistant County Attorney
Michelle Miller	Planning Manager
Scott Herring	Public Works Director
Victoria Via	Agenda Coordinator

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairwoman Birren and Members Holmes, Markford, McDonald and Noe announced that they had had no ex parte communications concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Lopez Perez provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Planning Manager Miller announced that at the end of the meeting she will give the commission a brief overview of the ordinances that were recently passed.

APPROVAL/MODIFICATION OF AGENDA

Motion
To approve the Agenda.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Birren, Holmes, Markford, McDonald and Noe

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion
To adopt the information packets into evidence.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Justin Noe
AYES:	Birren, Holmes, Markford, McDonald and Noe

PUBLIC HEARINGS

UNIFIED AGENDA

Approval of Minutes for Regular Meeting of March 09, 2026

Conditional Plat File # 1514936 Waterford Phase 6

Motion
To approve Unified Agenda.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Nicholas Holmes
AYES:	Birren, Holmes, Markford, McDonald and Noe

STANDARD AGENDA

Conditional Use Permit Petition Submitted by Kathleen Senn (CU2604)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Steven Markford
AYES:	Birren, Holmes, Markford, McDonald and Noe

Conditional Use Permit Petition Submitted by Miledy M. Sanchez, Regus A. Rafael, and Johanna Regus f/k/a Johanna Brown (CU2605)

The Board accepted public input on this matter.

Motion
To accept the information packet into evidence.

RESULT:	**ADOPTED**
MOVER:	Steven Markford
SECONDER:	Jonathan McDonald
AYES:	Birren, Holmes, Markford, McDonald and Noe

Motion
To approve the staff recommendations.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Jonathan McDonald
AYES:	Birren, Holmes, McDonald and Noe
NAYES:	Markford

Special Exception Permit Petition Submitted by Daryl Bryant and Mildred Carlton (SE2604)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Steven Markford
AYES:	Birren, Holmes, Markford and McDonald
NAYES:	Noe

RECESS/RECONVENE

The Board recessed at 10:05 a.m. and reconvened at 10:15 a.m.

Special Exception Permit Petition Submitted by Yarelis Gonzalez (SE2603)

The Board accepted public input on this matter.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Nicholas Holmes
AYES:	Birren, Holmes, Markford, McDonald and Noe

Master Plan Revision Petition Submitted by Wal-Mart Stores East, L.P. (H2609)

Member McDonald temporarily left the meeting and returned shortly thereafter.

There was no public input.

Motion
To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition No. 10 as approved by the Planning Department).

RESULT:	**ADOPTED**
MOVER:	Justin Noe
SECONDER:	Steven Markford
AYES:	Birren, Holmes, Markford, McDonald and Noe

COMMISSIONERS AND STAFF ISSUES

The Board and staff commented on various issues.

ADJOURNMENT

The meeting was adjourned at 11:35 a.m.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, May 11, 2026, beginning at 9:00 AM, in the Commission Chambers

Meeting: 05/11/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17488
Legal Request Number:
Bid/Contract Number:

TITLE
Approval of Minutes for Regular Meeting of August 14, 2023

BRIEF OVERVIEW
The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on August 14, 2023, are submitted for review and approval.

STRATEGIC PLAN INITIATIVES
Strategic Theme: B - Commitment to Public Safety.

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
N/A

RECOMMENDATION
The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on August 14, 2023, are submitted for review and approval.

REVIEW PROCESS

Michelle Miller	Approved	05/05/2026	8:05 AM
Victoria Via	Approved	05/05/2026	9:56 AM

Hernando County

Planning & Zoning Commission

Regular Meeting

Minutes

August 14, 2023

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, August 14, 2023, in the John Law Ayers Room, Government Center, Brooksville, Florida. This meeting was advertised in the Hernando Sun newspaper and the Agenda Packet was available online at www.hernandocounty.us.

Attendee Name	Title
Jonathan McDonald	Chairman
Kathryn Birren	Regular Member
Nicholas Holmes	Regular Member
Donald Whiting	Regular Member
Gregory Arflak	Alternate Member (Non-voting Member)
Mike Fulford	Alternate Member
Kyle Benda	Assistant County Attorney
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Michelle Miller	Planning Administrator
Omar DePablo	Senior Planner
Robin Reinhart	Agenda Coordinator

Vice Chairman W. Steven Hickey was not present at the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairman McDonald, Alternate Members Arflak and Fulford, and Member Whiting announced that they had had no ex parte communications.

Members Birren and Holmes announced the ex parte communications that they had had concerning the quasi-judicial petitions being considered at this meeting.

County Attorney Statement

Assistant County Attorney Kyle Benda provided the standard admonition that the Planning and Zoning Commission decisions were to be based only on the evidence presented in the quasi-judicial proceedings.

Administering of the Oath

STAFF ANNOUNCEMENTS

Planning Administrator Michelle Miller announced that Agenda Item No. 12559 [Special Exception Use Permit Petition Submitted by Jose Andres De La Cruz, Francis Marilyn Abin (SE2302)] was moved to the Standard Agenda and Agenda Item No. 12581 [Rezoning Petition Submitted by Teramore Development, LLC (H2308)] staff requested a postponement.

APPROVAL/MODIFICATION OF AGENDA

Motion
To approve the Agenda.

RESULT:	**ADOPTED**
MOVER:	Kathryn Birren
SECONDER:	Mike Fulford
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

ADOPTION OF INFORMATION PACKETS INTO EVIDENCE

Motion
To adopt the information packets into evidence.

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Nicholas Holmes
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

PUBLIC HEARINGS

UNIFIED AGENDA

Introduction of the Unified Agenda

Approval of Revised Minutes for the Planning and Zoning Commission Meeting of March 13, 2023

This item was pulled and voted on separately.

CP 1449555 Statewide Logistics

Conditional Use Permit Petition Submitted by Francisco Soto Jr. (CU2308)

Special Exception Use Permit Petition Submitted by Jose Andres De La Cruz, Francis Marilyn Abin (SE2302)

This item was pulled and voted on separately.

Special Exception Use Permit Petition Submitted by Hugh Macfarlance (SE2303)

Approval of the Unified Agenda

Motion
To approve the Unified Agenda with modifications.

(Note: Item No.12565 [Approval of Revised Minutes for the Planning and Zoning Commission Meeting of March 13, 2023] and 12559 [Special Exception Use Permit Petition Submitted by Jose Andres De La Cruz, Francis Marilyn Abin (SE2302)] was moved to the Standard Agenda.)

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Gregory Arflack
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

STANDARD AGENDA

Approval of Revised Minutes for the Planning and Zoning Commission Meeting of March 13, 2023

There was no public input.

Motion
To approve the staff recommendation with modifications.

(Note: The motion pertained to adjusting the Nays for H2287 as approved by the Planning Department).

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

Special Exception Use Permit Petition Submitted by Jose Andres De La Cruz, Francis Marilyn Abin (SE2302)

There was no public input.

Motion
To approve the staff recommendation of postponement to a date certain of September 11, 2023.

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Donald Whiting
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

Rezoning Petition Submitted by Alfred Martucci (H2317)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Donald Whiting
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

Master Plan Revision Petition submitted by Hernando County Utilities Department (H2331)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

Rezoning Petition Submitted by Josh Hofstede (H2242)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

RECESS/RECONVENE

The Board recessed at 10:00 a.m. and reconvened at 10:05 a.m.

Master Plan Revision Petition Submitted by Sunrise (H2239)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Nicholas Holmes
SECONDER:	Mike Fulford
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

Rezoning Petition Submitted by Axiom Real Estate (AWN SPRING HILL II LLC) (H2347)

There was no public input.

Motion
To approve the staff recommendation.

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

Rezoning Petition Submitted by Teramore Development, LLC (H2308)

There was no public input.

Motion
To postpone to a date certain of September 11, 2023.

RESULT:	**ADOPTED**
MOVER:	Mike Fulford
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Fulford, Holmes and Whiting
NON VOTING:	Arflack

COMMISSIONERS AND STAFF ISSUES

There were no issues to discuss.

ADJOURNMENT

The meeting was adjourned at 11:00 A.M.

UPCOMING MEETINGS

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, September 11, 2023, beginning at 9:00 AM, in the Commission Chambers.

Meeting: 05/11/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17462
Legal Request Number:
Bid/Contract Number:

TITLE

Special Exception Use Permit Petition Submitted by A Technological Advantage, Inc., d/b/a ATA Career Education a/k/a ATA College On Behalf of Spring Hill Associates, LLLP, f/k/a Spring Hill Associates, LTD (SE2605)

BRIEF OVERVIEW

Request:
Special Exception Use Permit for an expansion of an existing Education Facility

General Location:
North side of Spring Hill Drive, west and east of Kass Circle

Parcel Key Number:
412084

Summary of Applicant's Request:
The petitioner is requesting a Special Exception Use Permit to expand an existing Educational Facility (vocational school).

The school currently operates in an approximately 18,000 sq. ft. facility at 7351 Spring Hill Dr, Unit 11, Spring Hill, FL 34606, which includes Units 7351-11, 7353-55, 7357-61, and 7365. The facility currently offers healthcare training programs including medical assisting, dental assisting, practical nursing, and medical coding.

The proposed expansion includes adding Units 7379 and 7381 Spring Hill Drive within the same plaza, adding an additional approximate of 3,227 sq. ft. This space, previously occupied by Major Toys (retail use), will be converted into an electrical technology training program, including classrooms, office space, storage, a breakroom, and restrooms.

The addition of the 3,227 square feet to the existing facility will increase the total building area to approximately 21,227 square feet.

The petitioner is also requesting to extend operating hours from 8:00 AM-9:00 PM to 8:00 AM-10:00 PM to accommodate additional class offerings.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme A, "Economic and Workforce Development".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction over the subject application; the Commission has the ability to approve special exceptions with appropriate conditions and safeguards or deny special exceptions not in harmony with the Land Development Regulations. The Applicable Criteria for a special exception are contained in Appendix A, (Zoning Code) Article V, Section 8. The Special Exception must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for an Educational Facility with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	04/29/2026 3:44 PM
Victoria Via	Approved	04/29/2026 3:48 PM
Natasha Lopez Perez	Approved	05/01/2026 3:46 PM
Toni Brady	Approved	05/05/2026 8:07 PM
Natasha Lopez Perez	Approved	05/06/2026 8:23 AM
Victoria Via	Approved	05/06/2026 11:48 AM

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: May 11, 2026
APPLICANT:	ATA Career Education on behalf of Spring Hill Associates LTD
FILE NUMBER:	SE-26-05
REQUEST:	Special Exception Use Permit for an expansion of an existing Education Facility
GENERAL LOCATION:	North side of Spring Hill Drive, west and east of Kass Circle
PARCEL KEY NUMBER(S):	412084

APPLICANT'S REQUEST

The petitioner is requesting a Special Exception Use Permit to expand an existing Educational Facility (vocational school).

The school currently operates in an approximately 18,000 sq. ft. facility at 7351 Spring Hill Dr, Unit 11, Spring Hill, FL 34606, which includes Units 7351-11, 7353-55, 7357-61, and 7365. The facility currently offers healthcare training programs including medical assisting, dental assisting, practical nursing, and medical coding.

The proposed expansion includes adding 7379 and 7381 Spring Hill Drive within the same plaza, totaling approximately 3,227 sq. ft. This space, previously occupied by Major Toys (retail use), will be converted into an electrical technology training program, including classrooms, office space, storage, a breakroom, and restrooms.

The addition of the 3,227 square feet to the existing facility will increase the total building area to approximately 21,227 square feet.

The petitioner is also requesting to extend operating hours from 8:00 AM–9:00 PM to 8:00 AM–10:00 PM to accommodate additional class offerings.

SITE CHARACTERISTICS

Site Size	21,227-square-foot plaza situated on a 15.50-acre parcel.	
Surrounding Zoning; Land Uses	North:	PDP(GHC); Commercial Uses & Undeveloped
	South:	PDP(SF), (OP) & (MF); Single Family, Multifamily and Office Professional
	East:	PDP(GHC); Commercial Uses
	West:	PDP(GHC); Commercial Uses

Current Zoning: Commercial

Future Land Use Map Designation: Commercial

FIRE REVIEW

Hernando County Fire Rescue (HCFR) advises that the petitioner must work closely with HCFR to ensure compliance with all applicable fire codes. This includes requirements for fire alarms, building size considerations, and ensuring that educational occupancy areas are protected throughout by an approved, supervised automatic sprinkler system in accordance with fire code requirements.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) currently supplies water and wastewater service to this parcel. HCUD has no objection to the special exemption to allow an expansion of an existing educational facility to operate a vocational school.

ENGINEERING REVIEW

The subject site is located on Northeast corner of the intersection of Spring Hill Drive and Kass Circle. The Hernando County Engineer has reviewed the petitioner's request and has no objections to the proposed Special Exception Use Permit.

LAND USE REVIEW

The petitioner has indicated that currently the shopping center has a total of 583 parking spaces plus 25 ADA compliant spaces, serving a total square footage of 116,609 square feet, or a parking ratio of 5.23:1,000 square feet. The existing site has adequate parking spaces for the proposed use.

An Educational Facility is an allowable Special Exception Use in any zoning category provided the appropriate land use approvals are obtained. A Special Exception Use Permit shall be granted only for those buildings, uses, and accessory buildings specifically indicated by the Commission.

A Special Exception Use Permit is an additional use which may be granted by the Planning & Zoning Commission in accordance with the LDRs. As part of the review, the Planning & Zoning Commission must determine that the tract of land is suitable for the type of special exception proposed by virtue of its location, shape, topography and nature of surrounding development. The Planning & Zoning Commission has the ability to assign reasonable conditions to the approval.

A Special Exception Use Permit is a use which is appropriate in a zoning district if safeguards are imposed but which would impair the integrity and character of the district in which it is located, or in adjoining districts unless restrictions or conditions on location, size, extent and character of performance are imposed in addition to those imposed in the ordinance.

Setbacks:

Minimum setbacks:

- Front : 35’
- Sides: 20’
- Rear: 35’

COMPREHENSIVE PLAN REVIEW

An Educational Facility is an allowable Special Exception Use in any zoning category, provided the appropriate land use approvals are obtained. A special exception use permit may only be granted for the specific buildings, uses, and accessory structures indicated by the Commission. It is an additional use that may be approved by the Planning & Zoning (P&Z) Commission in accordance with the Land Development Regulations (LDRs).

As part of the review, the Planning & Zoning Commission must determine that the tract of land is suitable for the proposed special exception use based on its location, shape, topography, and the nature of surrounding development. The Planning & Zoning Commission also has the authority to assign reasonable conditions to the approval.

A Special Exception Use Permit allows a use that is appropriate in a zoning district if safeguards are imposed, but which could otherwise impair the integrity or character of the district or adjacent districts unless restrictions or conditions on location, size, extent, and performance are applied. It is important to note that the special exception use permit is a land use determination only. All other applicable development regulations must be met if the permit is approved.

FINDINGS OF FACT

The proposed Special Exception Use Permit for an Educational Facility is appropriate based on the following conclusion:

1. The request is compatible with the surrounding land uses and is not adverse to the public interest subject to compliance with all recommended performance conditions.

NOTICE OF APPLICANT RESPONSIBILITY

The special exception 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. Homeowners 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 approve the petitioner's request for a Special Exception Use Permit for an Educational Facility 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 meet the requirements of the Hernando County Fire Rescue Department.

3. The petitioner shall apply for remodeling permits and meet the minimum requirements of the Hernando County Building Department.

4. The hours of operation are 8:00 AM to 10:00 PM.

5. The Educational facility will be limited to 21,227 square feet.

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. _____ Official Date Stamp:

Application request *(check one)*:
- ☐ **Conditional Use Permit**
- ☒ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: 5-4-26

APPLICANT NAME: A TECHNOLOGICAL ADVANTAGE, INC d/b/a ATA CAREER EDUCATION a/k/a ATA COLLEGE
Address: 7379-81 SPRING HILL DR
City: SPRING HILL State: FL Zip: 34606
Phone: 719-233-9514 Email: DWEBB@ATA.EDU
Property owner's name: *(if not the applicant)* SPRING HILL ASSOCIATES, LLLP a/k/a SPRING HILL ASSOCIATES, LTD.

REPRESENTATIVE/CONTACT NAME:
Company Name: A TECHNOLOGICAL ADVANTAGE, INC d/b/a ATA CAREER EDUCATION a/k/a ATA COLLEGE
Address: 7351 SPRING HILL DR, UNIT 11
City: SPRING HILL State: FL Zip: 34606
Phone: 352-684-3007 Email: DWEBB@ATA.EDU

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): R32 323 17 5030 00A0 0000
2. SECTION _____, TOWNSHIP _____, RANGE _____
3. Current zoning classification: PDP (GHC) PDP GENERAL HWY COMMERCIAL
4. Desired use: EDUCATIONAL FACILITY - INSTRUCTIONAL / TRAINING SPACE
5. Size of area covered by application: ± 3227 SQ FT
6. Highway and street boundaries: NORTH SIDE OF SPRING HILL DR, WEST AND EAST OF KASS CIRCLE
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, Jill Strumpf, 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)*: A Technological Advantage, Inc aka ATA Career Education aka ATA College and *(representative, if applicable)*: _____ to submit an application for the described property.

Jill Strumpf
Signature of Property Owner / Authorized Agent

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ Pinellas

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 4th day of May, 2026, by Jill Strumpf who is ☒ personally known to me or ☐ produced _____ as identification.

Frances C. LeBel
Signature of Notary Public

FRANCES C. LEBEL
MY COMMISSION # HH 323586
EXPIRES: October 19, 2026

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

F.

1/6/2026

Hernando County Special Exception Use Permit - Application

RE: ATA Career Education (a vocational school) planned expansion to include 7379 and 7381 Spring Hill Drive, Spring Hill, FL 34606.

ATA Career Education is requesting a Special Exemption Use Permit for the expansion of an existing Educational Facility to operate a vocational school. In the current 18,000 square feet facility at 7351Spring Hill Dr, Unit 11, Spring Hill, FL 34606, (which encompasses 7351-11, 7353-55, 7357-61 and 7365), the school offers healthcare training in medical assisting, dental assisting, practical nursing and medical coding. With the addition of 7379 and 7381 Spring Hill Drive (in the same plaza), the school plans to utilize the 3227 sq feet of space to offer an electrical technology program which includes 4 classrooms, office space, storage space, breakroom and 3 restrooms. This space was previously occupied by Major Toys, a retail outlet. Upon approval, the existing 3227 square feet will undergo minor modifications so it can be used as an Educational Facility. The total specific use classification of the entire proposed project is as follows and is approximate:

Classroom, Training Labs	1800 sq ft
Breakroom and common areas	1189 sq ft
Restrooms	128 sq ft
Office	56 sq ft
Storage	54 sq ft
Total	3227 sq ft

With the addition of 3227 square feet to our existing 18,000 square feet, ATA Career Education will have a total of 21,227 square feet.

Hours of Operation

The school plans to offer day and night classes, thus the hours of operation would be 8:00 am through 10 pm.

F.

Occupancy

Within this space, ATA Career Education plans to operate 4 classrooms for vocational training. Classes could run simultaneously and could have anywhere from 2 to 15 students and 1 instructor per class. Thus, at a minimum the school could have 12 occupants; and at a maximum could have 64 occupants. On average, the school projects about 10 students and 1 instructor per class, which would be 44 occupants.

Parking

ATA Career Education is in the "Spring Hill Plaza" that consists of multiple businesses including a gym, restaurants, Save A Lot grocery store, Family Dollar and Great Rooms (furniture and appliances store). From our previous P&Z Exception Results (June 13, 2011), the Land Use Review indicated that, "the shopping center has a total of 583 parking spaces plus 25 ADA compliant spaces, serving a total square footage of 116,609 square feet, or a parking ratio of 5.23:1,000 square feet."

Zoning

To convert the space to an Educational Facility, ATA Career Education is prepared to meet all requirements as specified by the Hernando County Planning and Zoning Division to include:

Utilities

Fire Department

Building Department

Engineering & Transportation

Land Use

Don Webb

Don Webb, Campus Director

ATA Career Education

352-684-3007, x-2122 or dwebb@ata.edu

ata
CAREER EDUCATION

To: Hernando County Planning and Zoning Commission

From: Don Webb, Campus Director
ATA Career Education
7351 Spring Hill Drive, Unit 11
Spring Hill, FL 34606

Subject: Special Exception Use Permit Application

Property Address: 7379 and 7381 Spring Hill Drive, Spring Hill, FL 34606

1-7-2026

SPRING HILL ASSOCIATES, LLLP
21170 N.E. 22nd Court
Miami, Florida 33180

Re: AUTHORIZATION OF MANAGING AGENT FOR BUILDING APPLICATIONS, PERMITS, AND UTILITY SERVICES

January 5, 2026

TO WHOM IT MAY CONCERN:

This letter serves as formal authorization by the undersigned, the Owner of the property known as:

Shopping Center Name: Spring Hill Plaza

Property Address: 7325 – 7429 Spring Hill Drive, Spring Hill, Florida 34606

Parcel ID or Tax Lot Number (if applicable): Parcel #: R32 323 17 5030 00A0 0000

to authorize and empower:

Individual Authorized: Jill Strumpf, President of Bruce Strumpf, Inc.

Address of Agent: 2120 Drew Street, Clearwater, FL 33765

Phone / Email: 727-449-2020 / jillstrumpf@brucestrumpf.com

to act on behalf of the Owner for the following purposes:

1. Preparing, submitting, and signing applications for building permits and other construction-related documents, including, but not limited to:
    - Building permits/Sign permits/Notice of Commencements
    - Electrical, plumbing, mechanical permits
    - Zoning and code compliance applications
    - Certificates of Occupancy or Completion
    - Conditional Use Permit or Special Exemption Permit Petition
    - Liquor License permits
    - Florida Lottery permits

2. Communicating with all relevant municipal, city, or state agencies, including Building Departments, Planning Boards, and other regulatory bodies.

3. Applying for, managing, and maintaining utility services on behalf of the Owner, including:

- Water, sewer, gas, and electric services
- Internet and telecommunications service
- Setting up new service accounts or making changes to existing services

4. Signing documents and taking all necessary actions related to construction, renovation, maintenance, or operation of the shopping center, as required by law or regulation.

This authorization shall remain in full force and effect unless and until revoked in writing by Owner.

OWNER:
Spring Hill Associates, LLLP

By: Lawrence N. Rosen
Lawrence N. Rosen, General Partner

NOTARY ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ~~MIAMI-DADE~~ Pinellas

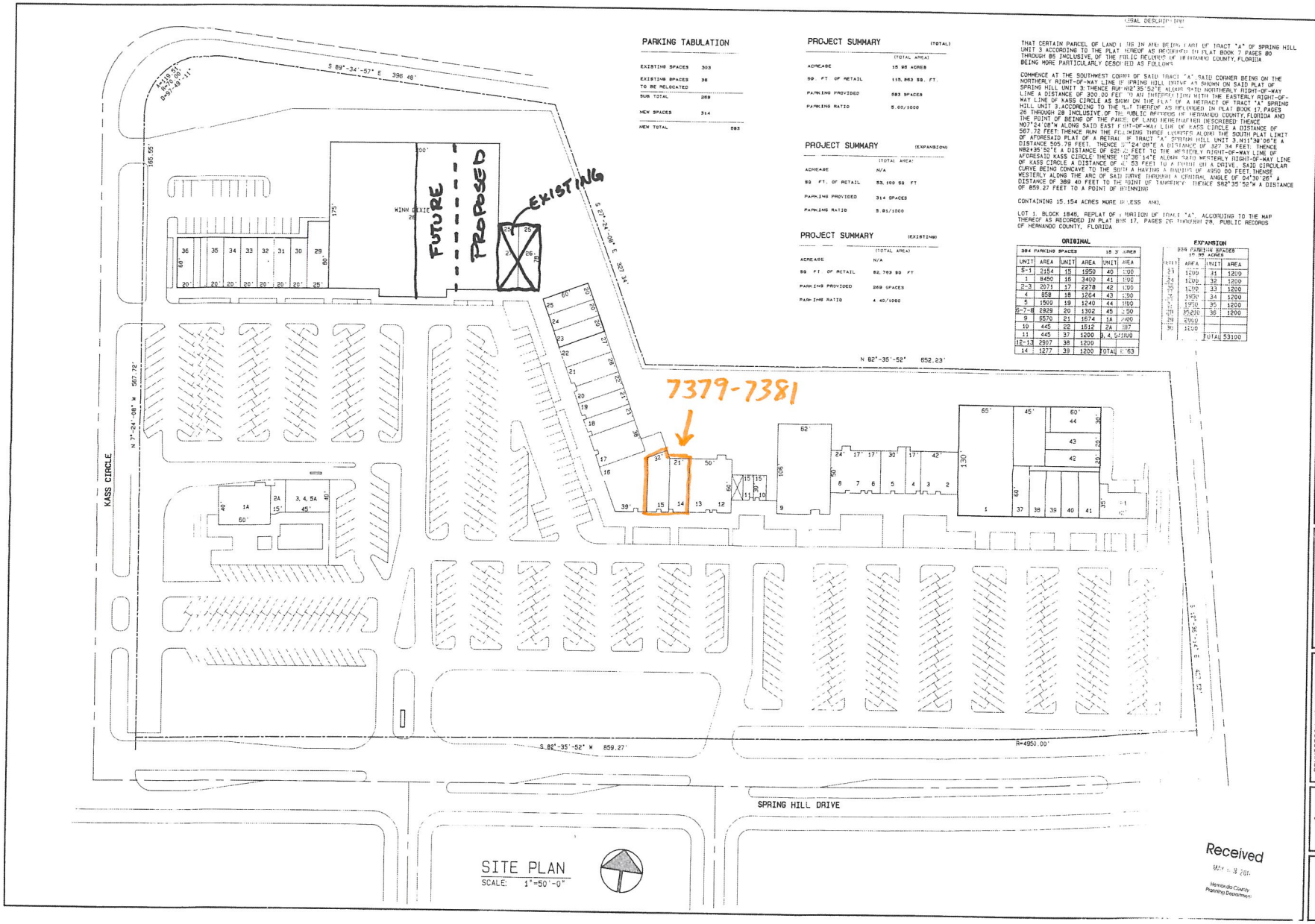
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of January 2026, by Lawrence N. Rosen, General Partner of Spring Hill Associates, LLLP, a Florida limited liability limited partnership, on behalf of the Partnership.

Personally Known ☒ OR Produced Identification ☐
Type of Identification Produced: _____
(Signature of Notary Public) Karen Adriance
My Commission expires: 1/24/27

Affix Notary SEAL

KAREN ADRIANCE
MY COMMISSION # HH 334019
EXPIRES: January 24, 2027

Online Notary: ☐ (Check Box if acknowledgment done by Online Notarization)



FRIEDMAN McKENNA ARCHITECTURE
501 E. KENNEDY BLVD. SUITE 1100 TAMPA, FLA. 33602 813-872-2755

PROJECT NAME: SPRING HILL SHOPPING PLAZA
SHEET TITLE: SITE PLAN

MARK DATE REVISION
1

COMMISSION NO. 8617
SCALE: AS NOTED
DRAWN BY: GT
CHECKED BY:
ISSUE DATE: 1 MAY 87

SHEET NO.
OF

File Copy SE 1167

SE-26-05 Aerial Map

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

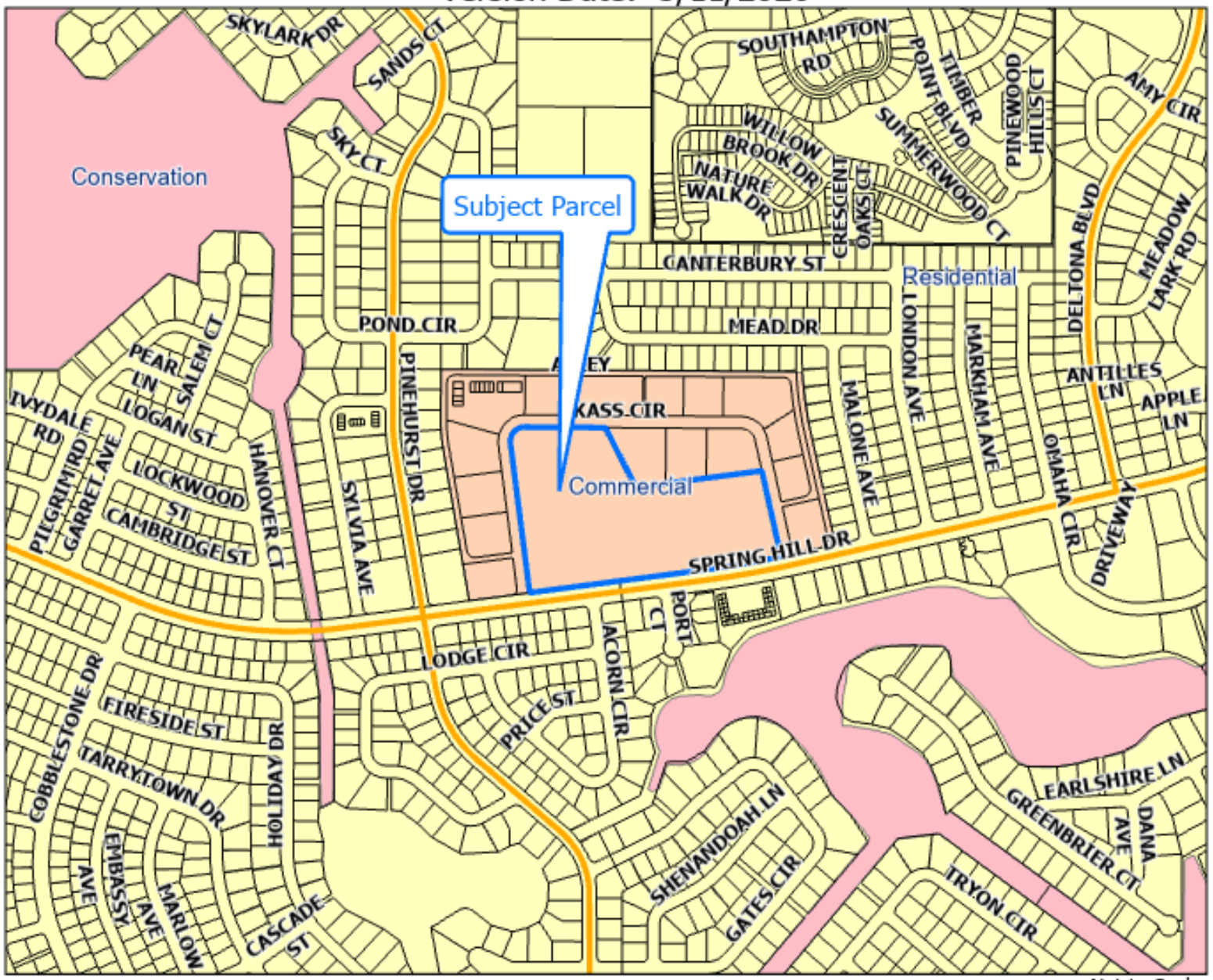


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: SE-26-05

Version Date: 5/11/2026



Legend

Future Landuse All

LABEL

- Commercial
- Conservation
- Residential

Future Land Use Map

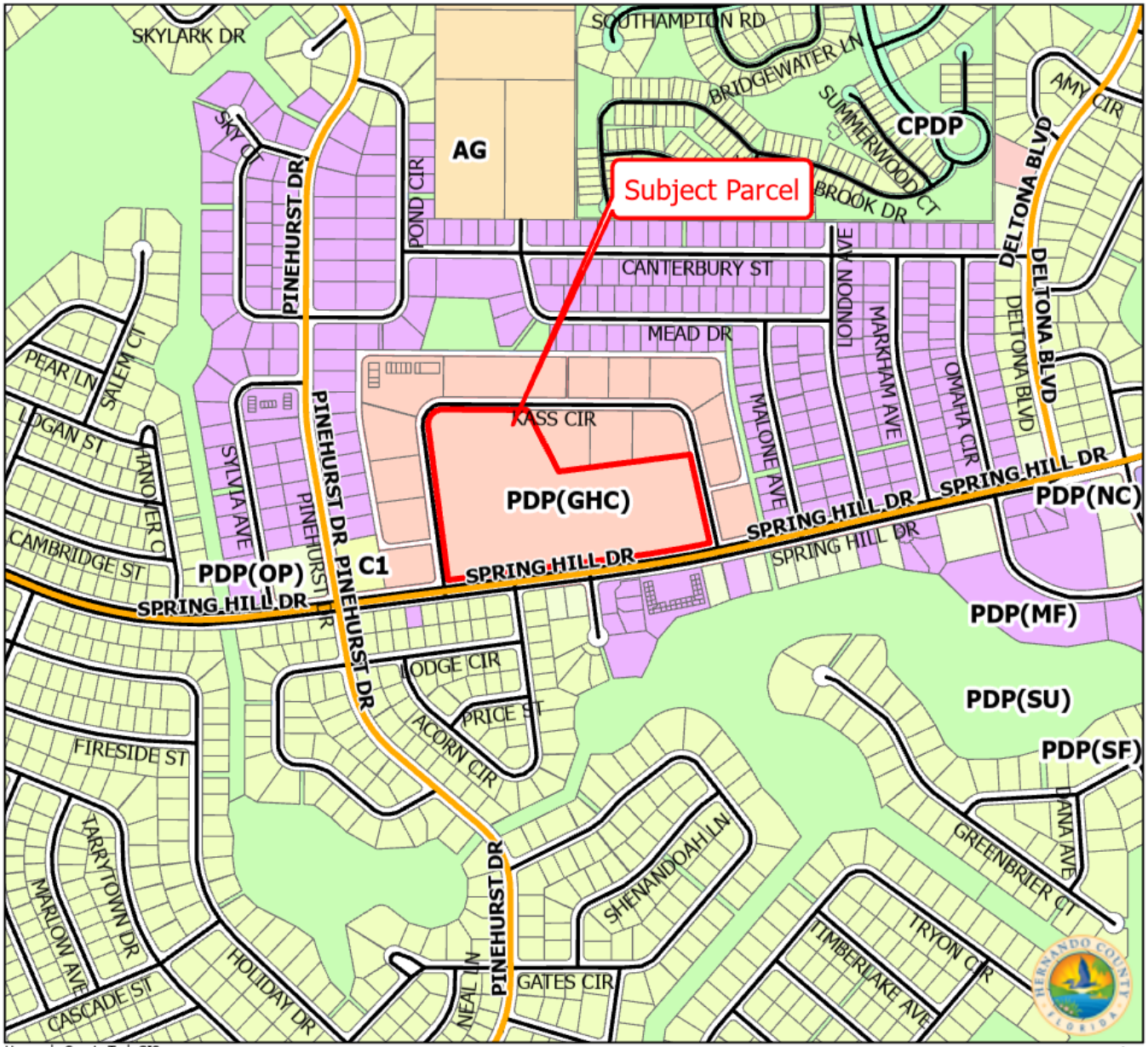
PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

Not to Scale.

SE-26-05 Zoning Map

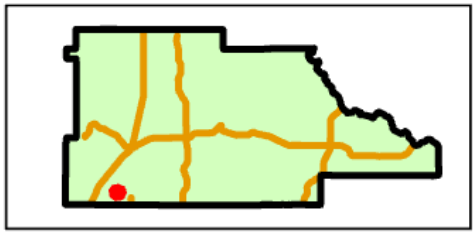
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Legend

- AG
- C1
- CPDP
- PDP(GHC)
- PDP(MF)
- PDP(NC)
- PDP(OP)
- PDP(PSF)
- PDP(SF)
- PDP(SU)

N
W E
S



Hernando County Tech GIS
with Hernando County Planning Department
Project date: May 11, 2026

Not to Scale.

TITLE

Special Exception Use Permit Petition Submitted by Old Florida Forever, LLC (SE2606)

BRIEF OVERVIEW

Request:
Modification of Special Exception Use Permit for a Place of Public Assembly; namely, a venue for Special Events

General Location:
South side of Lake Lindsay Road, approximately 3000' east of Ponce de Leon Boulevard

Parcel Key Number:
334427

Summary of Applicant's Request:
On August 11, 2025, the Planning and Zoning Commission approved the petitioner's request for a Special Exception Use Permit for a Place of Public Assembly; namely, a venue for Special Events with the following conditions of approval:

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. Up to twelve (12) recreational vehicles (RV's) shall be allowed to park on site solely for the multiple-day events, arriving after 12:00 P.M. the day prior to the event and leaving prior to 12:00 P.M. the day after the event ends. Recreational vehicle (RV) hookups shall be allowed for vendors to utilize during events.
3. No increase in impervious area and no fill within the floodplain shall occur without permitting and any required mitigation/compensation.
4. Full cut-off fixtures shall be used so that all light is retained on-site and spillage onto neighboring residential uses is avoided.
5. Up to twenty-six (26) one day events may be held per calendar year from dawn to I0:00 PM. The events shall occur every other week.
6. Multiple day events shall be limited to ten (10) per year and shall not exceed three (3) days in length.
7. Recreational vehicles (RVs) shall be located no closer than one hundred (100) feet from any wetland on the property.
8. The petitioner shall provide a revised plan in compliance with all of the performance conditions within thirty (30) calendar days of the Planning and Zoning Commission (P&Z) approval. Failure to submit the revised plan will result in no further development permits being issued.
9. All events shall have an ending time no later than 10:00 PM
10. The Hernando County Sheriff s Office or Florida Highway Patrol shall be utilized for

traffic control during all multi-day events.

The petitioner is requesting the following additions to the previously approved Special Use Permit

1. Three (3) Day Events per week, equaling one hundred fifty-six (156) events per year.

STRATEGIC PLAN INITIATIVES
The request is consistent with Strategic Theme A, "Economic and Workforce Development".

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction over the subject application; the Commission has the ability to approve special exceptions with appropriate conditions and safeguards or deny special exceptions not in harmony with the Land Development Regulations. The Applicable Criteria for a special exception are contained in Appendix A (Zoning Code), Article V, Section 8. The Special Exception must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission deny the petitioner's request for a modification of Special Exception Use Permit to increase special events on up to three (3) day events per week, equaling one hundred fifty-six (156) events per year.

REVIEW PROCESS

Michelle Miller	Approved	04/29/2026 3:48 PM
Victoria Via	Approved	04/29/2026 3:49 PM
Natasha Lopez Perez	Approved	05/01/2026 3:34 PM
Toni Brady	Approved	05/05/2026 8:00 PM
Natasha Lopez Perez	Approved	05/06/2026 8:30 AM
Victoria Via	Approved	05/06/2026 11:54 AM

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: April 13, 2026
APPLICANT:	Old Florida Forever, LLC, Joseph Conrad
FILE NUMBER:	SE-26-06
PURPOSE:	Special Exception Use Permit for an Place of Public Assembly; namely, a venue for Special Events
GENERAL LOCATION:	South side of Lake Lindsay Road, approximately 3000' east of Ponce de Leon Boulevard
PARCEL KEY NUMBER:	334427

APPLICANT'S REQUEST:

On August 11, 2025, the Planning and Zoning Commission approved the petitioner's request for a Special Exception Use Permit for a Place of Public Assembly; namely, a venue for Special Events with the following conditions of approval:

1. Up to twelve (12) recreational vehicles (RV's) shall be allowed to park on site solely for the multiple-day events, arriving after 12:00 P.M. the day prior to the event and leaving prior to 12:00 P.M. the day after the event ends. Recreational vehicle (RV) hookups shall be allowed for vendors to utilize during events.
2. Up to twenty-six (26) one day events may be held per calendar year from dawn to 10:00 PM. The events shall occur every other week.
3. Multiple day events shall be limited to ten (10) per year and shall not exceed three (3) days in length.
4. No increase in impervious area and no fill within the floodplain shall occur without permitting and any required mitigation/compensation.
5. Recreational vehicles (RVs) shall be located no closer than one hundred (100) feet from any wetland on the property.
6. All events shall have an ending time no later than 10:00 PM
7. The Hernando County Sheriff's Office or Florida Highway Patrol shall be utilized for traffic control during all multi-day events.

The petitioner is requesting the following additions to the previously approved Special Use Permit

1. Three (3) Day events per week, equaling 156 events per year.

SITE CHARACTERISTICS:

Site Size	23 acres	
Surrounding Zoning; Land Uses	North:	Combined Planned Development Project
	South:	Agricultural; Commercial; Light Industrial
	East:	Planned Development Project; Agricultural
	West:	Agricultural; Single-Family Residential
Current Zoning:	AG/Agricultural	
Future Land Use Map Designation:	Rural/Conservation	

UTILITIES REVIEW:

Hernando County Utilities Department (HCUD) HCUD currently supplies water and wastewater service to this parcel. HCUD has no objection to the Special Exemption.

ENGINEERING REVIEW:

The subject site is located on the South side of Lake Lindsay Road, approximately 3000' east of Ponce de Leon Boulevard. The County Engineer has reviewed the petitioner's request and has comments on the special exception request:

- The petitioner must provide a site plan that shows where additional secondary access will be, including showing spacing that ensures no stacking on county roadway.

FIRE DEPARTMENT REVIEW:

The applicant shall work with Hernando County Fire Rescue (HCFR) to ensure that all the fire codes are met for the proposed remodeling. As such, they are required to meet all fire safety codes prior to their receiving their Certificate of Occupancy.

LAND USE REVIEW:
Places of Public Assembly are included as special exceptions in all approved zoning districts, Appendix A, Article V, Section 8, subsection C(1)(f) of the Hernando County Code of Ordinances.

Setbacks for property zoned AG/Agricultural are:

- Front: 75'
- Side: 35'
- Rear: 50'

A Special Exception Use Permit is an additional use which may be granted by the Planning and Zoning Commission (P&Z) in accordance with the Land Development Regulations (LDR). As part of the review, the Planning and Zoning Commission (P&Z) must determine that the tract of land is suitable for the type of special exception use proposed by virtue of its location, shape,

topography, and nature of surrounding development. The Planning and Zoning Commission (P&Z) has the ability to assign reasonable conditions to the approval.

The Special Exception Use Permit is a land use determination only. All applicable development rules would have to be met if the permit is approved. Furthermore, special exception use permits shall be in compliance with the minimum Special Exception Use General Standards, Appendix A, Article V, Section 8(B) of the Hernando County Code.

If the Special Exception Use is not established within a period of not more than two (2) years from the approval date, then the Special Exception use permit shall be null and void.

Comments: Staff have reviewed the petitioner's request to increase the number of events per year to three individual days weekly. Staff found that these requests are unreasonable and will adversely affect the surrounding community.

The following Special Exceptions for Places of Public Assembly; namely, venues for Special Events have been approved over the past 4 years. The maximum number of events that have been approved through this Special Exception permit was 52. On average, the Planning and Zoning Commission approves 12-24 events per year through the Special Exception process.

Property Owner	Number of Events Approved	Overnight Stays Allowed
Steven Berry	15	No Overnight stays
Nathan Randall	24	No Overnight stays
Donald Whitehead	52 (6 Concerts)	No Overnight stays

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the Rural land use classification on the adopted Future Land Use Map and is characterized by agricultural lots.

Rural Category

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Agricultural Lands Retention Strategies

Objective 1.04E: Agricultural pursuits are recognized as an important part of the economy and culture of Hernando County. The retention of agriculture will be pursued through multiple strategies in order to support traditional agriculture and changes in agricultural trends.

Strategy 1.04E(3): The review of development proposals in rural lands may include identification of productive farmland and agricultural operations in close proximity to the proposed development to ensure the compatibility of the proposed development with existing and potential agricultural operations and to minimize potential land use conflicts.

Comments: The subject site is in a rural area characterized by large agricultural tracts and is located adjacent to Cortez Boulevard. The proposed number of events of (156) is not compatible with the surrounding area subject to appropriate performance conditions.

FINDINGS OF FACT:
The request is to amend the Special Exception Permit to increase the number of approved events to up to three days per weekly:

1. The proposed use is excessive, and inconsistent with the County's Comprehensive Plan, and not compatible with the surrounding area.
2. The requested use would negatively impact the public interest.

NOTICE OF APPLICANT RESPONSIBILITY:

The special exception 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 RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission deny the petitioner's request to revise the Special Exception Use Permit to increase special events on up to three individual days per week.

HERNANDO COUNTY CONDITIONAL USE PERMIT *OR* SPECIAL EXCEPTION USE PERMIT PETITION

File No. SE-26-06 Official Date Stamp:

RECEIVED
JAN 14 2026
HERNANDO COUNTY ZONING

Application request *(check one)*:
- ☐ **Conditional Use Permit**
- ☑ **Special Exception Use Permit**

PRINT OR TYPE ALL INFORMATION

Date: 1-14-25

APPLICANT NAME: Joseph Conrad (Old Florida Forever LLC)
Address: 19234 Lake Lindsey Rd.
City: Brooksville State: FL Zip: 34601
Phone: 813-777-8890 Email: The farm old florida forever @ gmail.com
Property owner's name: *(if not the applicant)* ____

REPRESENTATIVE/CONTACT NAME: ____
Company Name: ____
Address: ____
City: ____ State: ____ Zip: ____
Phone: ____ Email: ____

HOME OWNERS ASSOCIATION: ☐ Yes ☐ No *(if applicable, provide name)* ____
Contact Name: N/A
Address: ____ City: ____ State: ____ Zip: ____

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 334427
2. SECTION ____ TOWNSHIP ____, RANGE ____
3. Current zoning classification: AG
4. Desired use: Community activities: Music, weddings, markets,
5. Size of area covered by application: 23 acres (See attached 'Usage Page')
6. Highway and street boundaries: Lake Lindsey Rd.
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, Joseph Conrad (Old Florida Forever 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)*: ____ and *(representative, if applicable)*: ____ to submit an application for the described property.

Joseph R. Conrad
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 14th day of Jan, 20 26, by Joseph Conrad who is ☐ personally known to me or ☑ produced FLDL as identification.

Candida R Turner
Signature of Notary Public

CANDIDA R. TURNER
MY COMMISSION # HH380204
EXPIRES: March 28, 2027
Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

The Farm - Proposal
Part A

The Farm is a popular music venue for amateur & accomplished musicians. Two outdoor stages and 1 interior stage (The "Original" Peacock Stage) are available for performers.

We would like to expand our community activities to help cover costs for maintenance & insurance. We are considering Weddings, Music Lessons, Workshops, Arts & Crafts Events, Markets and Special Guest Performers.

The following was approved on 11 AUG 2025:

5 RV Hookups for 1 primary food vendor + non-residential staff members

Ten, 3-day events annually. Dawn to 10pm

3 Day overnight parking for out of town guests pertinent to proposal

We would like to expand our permit to include the following:

3 individual days weekly-Dawn to 10pm to host community events.

The Farm - Proposal
Part B

The Farm Structures Consist Of:

1 Doublewide Mobile Home

Barn:
- Storage
- Outdoor Main Stage
- Indoor Stage

2 20 x 20 Commercial Canopies

2- Room Bunkhouse

1 Divided Bathhouse (by gender) with Utility Room

1 Cook House w/Stove and Refrigerator 1

Metal Shipping Container for Storage 1

Isolated Outdoor Stage

The Farm - Proposal
Part C

Access:

Main Entrance/Exit will accommodate 4-5 vehicles along the gate corridor.

A second entrance will be designated during 3-day events with unlimited area for admission process, avoiding backup onto County Road.

Parking

23 acres parking with designated areas for

Performers, Guests, RV's, 6-8 Vendors, etc.

No street parking permitted

Handicapped Parking in place

The Farm - Proposal
Part D

Hours:

3-Day Events: Dawn to 10pm

1-Day Events: Dawn to 10pm

Non Music Activities -indeterminate

Employees:

4 Resident Employees

Variable Number of Volunteer Participants

The Farm - Proposal Amendments

Amendments:

Portable Facilities will be on site

Safety, experienced Security Staff, Maintenance Staff,

and Emergency First Aid Staff on site 24 hours Mosquito

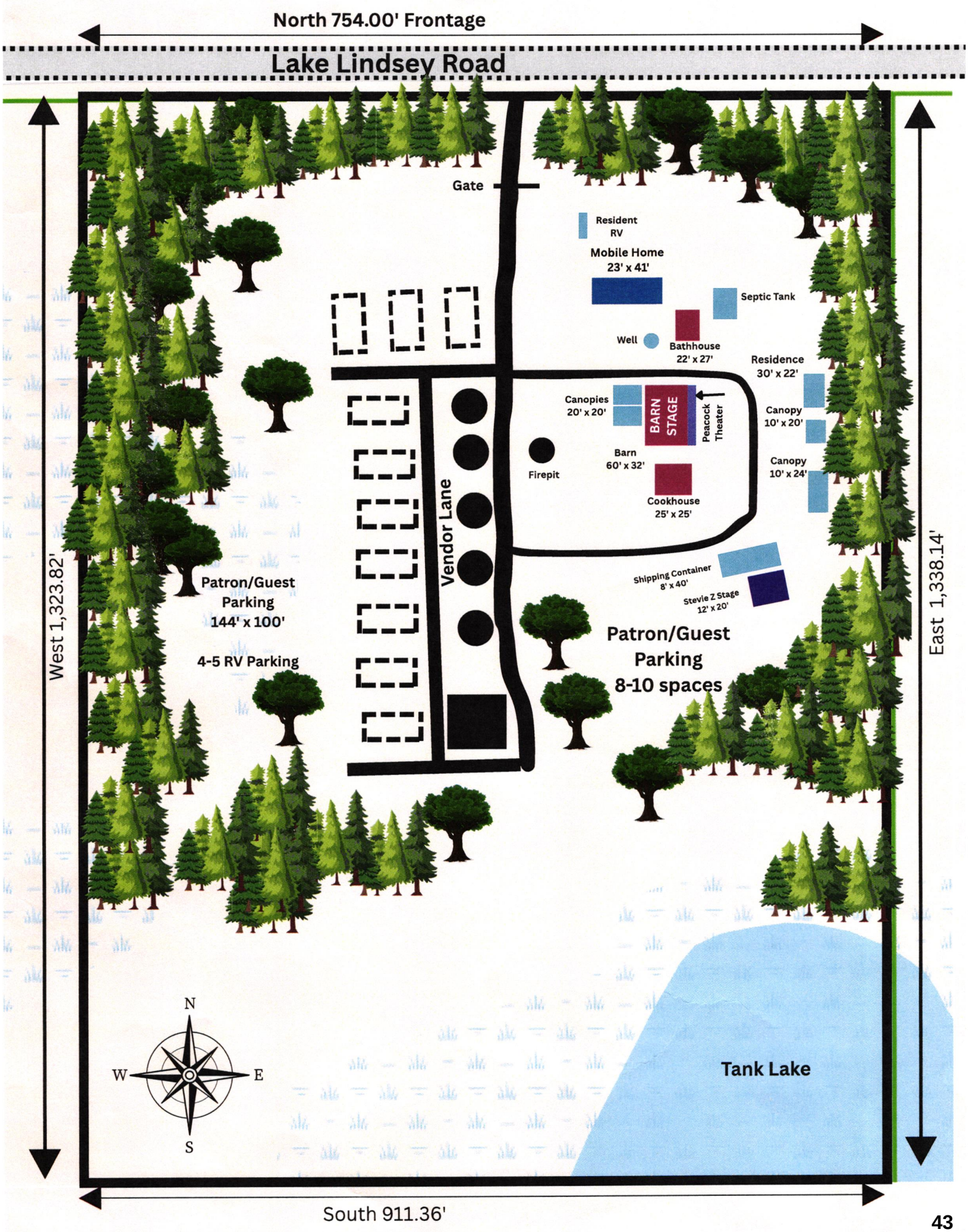
Control will be addressed by Hernando County Services

Drinking water will be provided

4 Fire Extinguishers in place

Ground Fires not permitted

Alcoholic Beverages are not permitted in any form, without prior approval and/or insurance


North 754.00' Frontage
Lake Lindsey Road
Gate
Resident RV
Mobile Home 23' x 41'
Septic Tank
Well
Bathhouse 22' x 27'
Residence 30' x 22'
Canopies 20' x 20'
BARN STAGE
Peacock Theater
Canopy 10' x 20'
Firepit
Barn 60' x 32'
Canopy 10' x 24'
Cookhouse 25' x 25'
Vendor Lane
Shipping Container 8' x 40'
Stevie Z Stage 12' x 20'
Patron/Guest Parking 144' x 100'
4-5 RV Parking
Patron/Guest Parking 8-10 spaces
West 1,323.82'
East 1,338.14'
N
W
E
S
Tank Lake
South 911.36'

DEPARTMENT OF PLANNING AND ZONING
PLANNING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 ◆ F 352.754.4420 ◆ W www.HernandoCounty.us

HERNANDO COUNTY PLANNING DEPARTMENT
SPECIAL EXCEPTION USE PERMIT

Date of Approval by Planning and Zoning Commission: August 11, 2025

File Number: SE-25-06

Old Florida Forever, LLC, Joseph Conrad is hereby granted Special Exception Use as permitted by Hernando County Code of Ordinances, Appendix A, Zoning, Land Use Regulations, to utilize the property described in Section II below. The use of the property is restricted to the uses authorized by the underlying zoning, and to those shown in Section III below.

I. SUBJECT PARCEL KEY #: 334427

II. SPECIAL EXCEPTION USE:

Special Exception Permit for a Place of Public Assembly; namely, a venue for Special Events contingent upon 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. Up to twelve (12) recreational vehicles (RV's) shall be allowed to park on site solely for the multiple-day events, arriving after 12:00 P.M. the day prior to the event and leaving prior to 12:00 P.M. the day after the event ends. Recreational vehicle (RV) hookups shall be allowed for vendors to utilize during events.

3. No increase in impervious area and no fill within the floodplain shall occur without permitting and any required mitigation/compensation.

4. Full cut-off fixtures shall be used so that all light is retained on-site and spillage onto neighboring residential uses is avoided.

5. Up to twenty-six (26) one day events may be held per calendar year from dawn to 10:00 PM. The events shall occur every other week.

6. Multiple day events shall be limited to ten (10) per year and shall not exceed three (3) days in length.

7. Recreational vehicles (RVs) shall be located no closer than one hundred (100) feet from any wetland on the property.

8. The petitioner shall provide a revised plan in compliance with all of the performance conditions within thirty (30) calendar days of the Planning and Zoning Commission (P&Z) approval. Failure to submit the revised plan will result in no further development permits being issued.

9. All events shall have an ending time no later than 10:00 PM

10. The Hernando County Sheriff's Office or Florida Highway Patrol shall be utilized for traffic control during all multi-day events.

Kay Griffith

Kay Griffith, Planning Manager
Hernando County Planning Department

STATE OF FLORIDA
COUNTY OF HERNANDO

On this the 12 day of August, 2025, before me personally appeared Kay Griffith, and whose name is subscribed to the within instrument, and she acknowledged that she executed it.

WITNESS my hand and official seal.

Danielle Nigro

NOTARY PUBLIC, STATE OF FLORIDA

✓ Personally known to me : ✓ DID NOT take an oath

NOTARY PUBLIC STATE OF FLORIDA
DANIELLE L. NIGRO
MY COMMISSION # HH 509893
EXPIRES: April 5, 2028

[SEAL]

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 11, 2025

APPLICANT: Old Florida Forever, LLC, Joseph Conrad

FILE NUMBER: SE-25-06

REQUEST: Special Exception Permit for a Place of Public Assembly; namely, a venue for Special Events

GENERAL LOCATION: South side of Lake Lindsay Road, approximately 3000' east of Ponce de Leon Boulevard

PARCEL KEY NUMBER: 334427

APPLICANT'S REQUEST:
On September 18, 2018, the Planning and Zoning Commission converted the petitioner's request for a Special Exception to a Conditional Use permit. On December 14, 2020, the Planning and Zoning Commission converted the petitioner's request for a Conditional Use permit to a Special Exception Use permit on the subject property to allow the petitioner to hold special events on the site.

The petitioner is requesting the following additions to the previously approved Special Use Permit

1. An increase from five (5) to ten (10) multiple-day events annually.
2. Three (3) Day events per week (Primarily in Summer months)
3. Three (3) Day overnight parking for out-of-town guests.
4. Allowance for recreational vehicles (RV) electric and water hookups for vendors

SITE CHARACTERISTICS:

Site Size: 23 acres

Surrounding Zoning; Land Uses:

North:	Combined Planned Development Project
South:	Agricultural; Commercial; Light Industrial
East:	Planned Development Project; Agricultural
West:	Agricultural; Single-Family Residential

Current Zoning: AG/Agricultural

Future Land Use Map Designation: Rural/Conservation

UTILITIES REVIEW:
Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objection to the requested special exemption to allow community activities take place on the parcel (weddings, music events, etc.), subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.

ENGINEERING REVIEW:
The County Engineer has reviewed the petitioner's request and has no comments.

LAND USE REVIEW:
Places of Public Assembly are included as special exceptions in all approved zoning districts, Appendix A, Article V, Section 8, subsection C(1)(f) of the Hernando County Code of Ordinances.

Setbacks for property zoned AG/Agricultural are:

- Front: 25'
- Side: 10'
- Rear: 20'

A special exception use permit is an additional use which may be granted by the Planning and Zoning Commission (P&Z) in accordance with the Land Development Regulations (LDR). As part of the review, the Planning and Zoning Commission (P&Z) must determine that the tract of land is suitable for the type of special exception use proposed by virtue of its location, shape, topography, and nature of surrounding development. The Planning and Zoning Commission (P&Z) has the ability to assign reasonable conditions to the approval.

The special exception use permit is a land use determination only. All applicable development rules would have to be met if the permit is approved. Furthermore, special exception use permits shall be in compliance with the minimum Special Exception Use General Standards, Appendix A, Article V, Section 8(B) of the Hernando County Code.

If the special exception use is not established within a period of not more than two (2) years from the approval date, then the special exception use permit shall be null and void.

Comments: Staff have reviewed the petitioner's request to increase the number of events per year to ten (10), to allow overnight guest parking for multi-day events, and to allow the installation of electric and water hookups for recreational vehicles (RVs) on the site. Staff found that these requests are reasonable and will not adversely affect the surrounding community.

FINDINGS OF FACT:
The request to add to the Special Exception Permit namely, a venue for Special Events. The requested use is a permitted special exception use.

1. The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding area.

2. The requested use does not adversely affect public interest.

NOTICE OF APPLICANT RESPONSIBILITY:
The special exception 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. Homeowners 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 RECOMMENDATIONS:
It is recommended that the Planning and Zoning commission (P&Z) approve the petitioner's request for a Special Exception Use Permit for a Place of Public Assembly; namely, a venue for Special Events 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. Up to twelve (12) recreational vehicles (RV's) shall be allowed to park on site solely for the multiple-day events, arriving after 12:00 P.M. the day prior to the event and leaving prior to 12:00 P.M. the day after the event ends. Recreational vehicle (RV) hookups shall be allowed for vendors to utilize during events.

3. No increase in impervious area and no fill within the floodplain shall occur without permitting and any required mitigation/compensation.

4. Full cut-off fixtures shall be used so that all light is retained on-site and spillage onto neighboring residential uses is avoided.

5. Up to twenty-six (26) one day events may be held per calendar year from dawn to 10:00 PM. The events shall occur every other week.

6. Multiple day events shall be limited to ten (10) per year and shall not exceed three (3) days in length.

7. Recreational vehicles (RVs) shall be located no closer than one hundred (100) feet from any wetland on the property.

8. The petitioner shall provide a revised plan in compliance with all of the performance conditions within thirty (30) calendar days of the Planning and Zoning Commission (P&Z) approval. Failure to submit the revised plan will result in no further development permits being issued.

9. All events shall have an ending time no later than 10:00 PM

10. The Hernando County Sheriff's Office or Florida Highway Patrol shall be utilized for traffic control during all multi-day events.

SE-26-06 Aerial Map

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

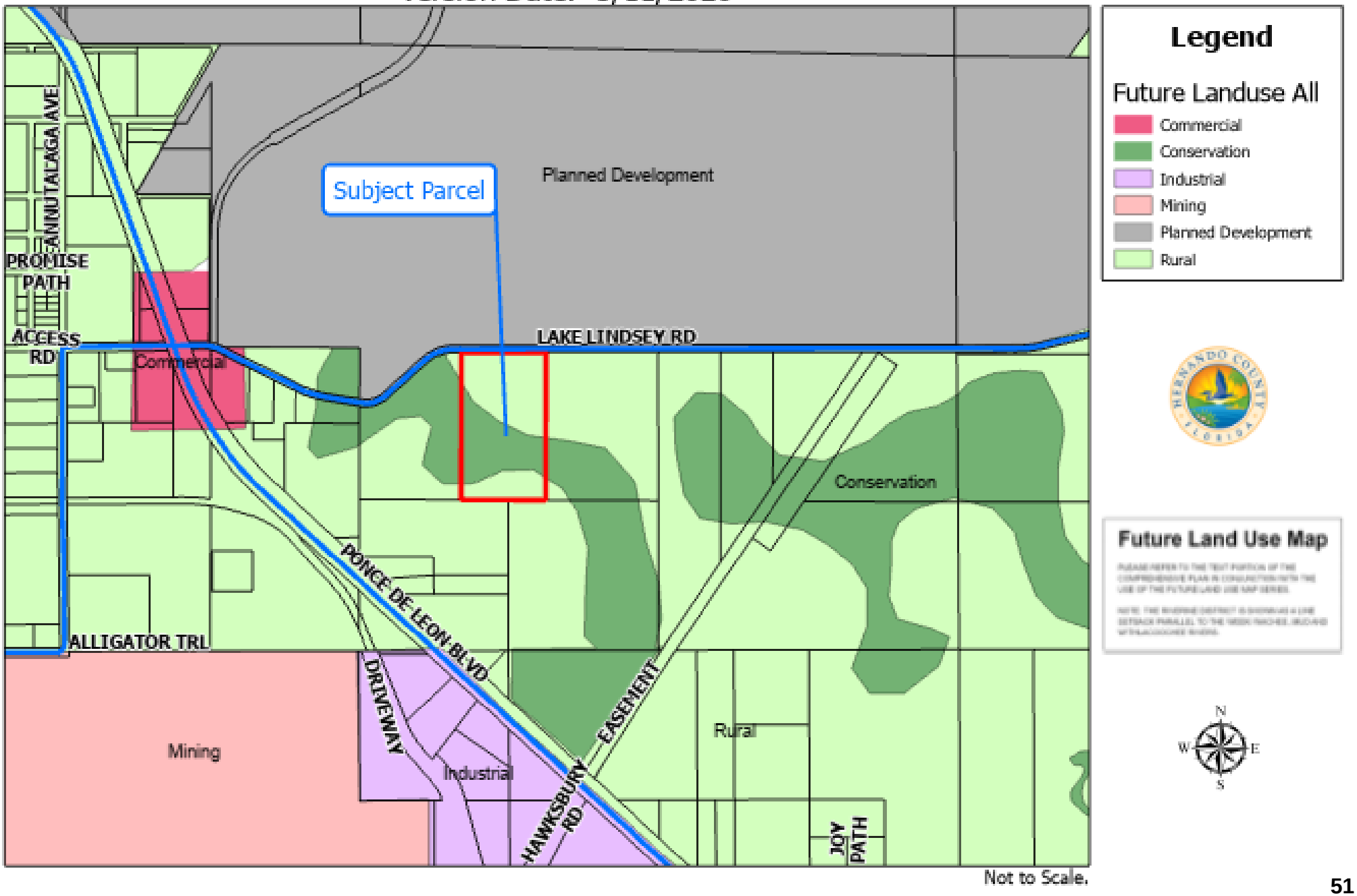


Not to Scale.

Hernando County Comprehensive Plan Map

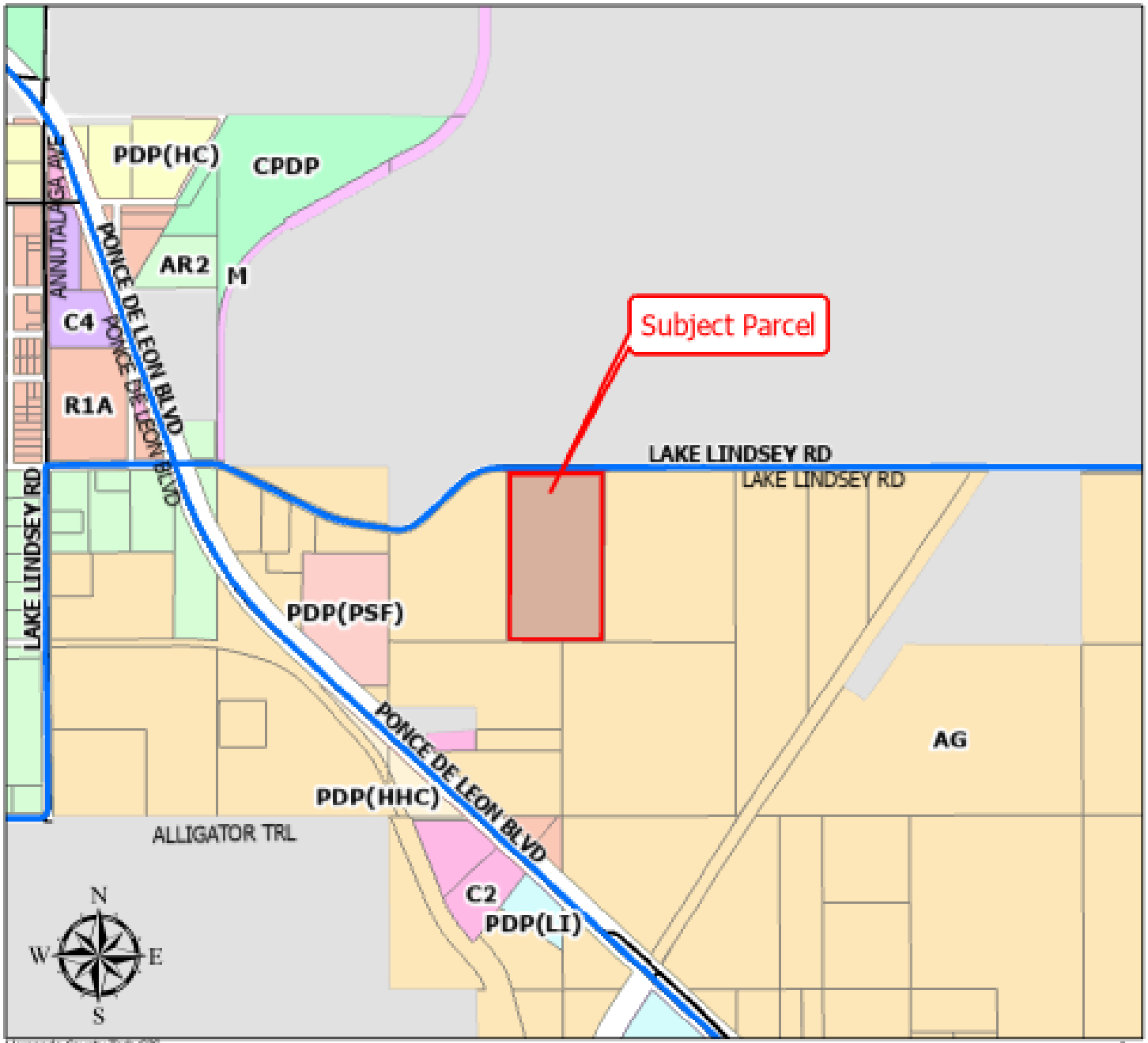
Existing Future Land Use: SE-26-06

Version Date: 5/11/2026



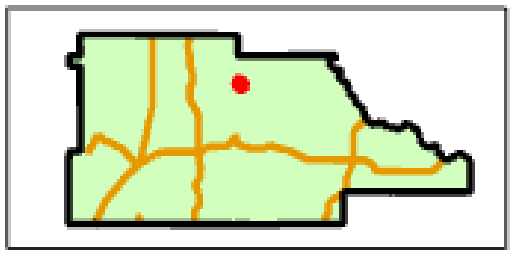
SE-26-06 Zoning Map

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



Legend

- AG
- AR2
- C2
- C4
- CPDP
- M
- PDP(HC)
- PDP(HHC)
- PDP(LI)
- PDP(PSF)
- R1A



Hernando County Tech GIS
with Hernando County Planning Department
Project date: May 11, 2026

Not to Scale.

TITLE
Rezoning Petition Submitted by Land Supplier, LLC (H2339)

BRIEF OVERVIEW

Rezoning Request:
Rezoning from C1 to PDP(GC) with a Specific C-2 use for outdoor storage

General Location:
Northwest Corner of Citrus Way and Centralia Road

Parcel Key Number:
574480

Summary of Applicant's Request:
The petitioner is requesting a rezoning from C-1 (General Commercial) to PDP(GC) - Planned Development Project (General Commercial), with a specific C-2 use for outdoor storage.

The petitioner proposes to rezone the property to allow for the development of an outdoor secured storage facility. Proposed site improvements include the installation of a six-foot chain link fence, a controlled access gate, and security cameras. The intended use of the property is for the outdoor storage of recreational vehicles (RVs), campers, automobiles, and small- to medium-sized trailers and equipment.

STRATEGIC PLAN INITIATIVES
The request is consistent with Strategic Theme A, "Economic and Workforce Development".

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner requesting a rezoning from

C-1/ (General Commercial) to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	04/30/2026 8:22 AM
Victoria Via	Approved	04/30/2026 8:32 AM
Natasha Lopez Perez	Approved	05/01/2026 12:38 PM
Toni Brady	Approved	05/05/2026 7:58 PM
Victoria Via	Approved	05/06/2026 11:54 AM

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	May 11, 2026
	Board of County Commissioners:	July 7, 2026
APPLICANT:	Land Supplier, LLC	
FILE NUMBER:	H-23-39	
REQUEST:	Rezoning from C1 to PDP(GC) with a Specific C-2 use for outdoor storage	
GENERAL LOCATION:	Northwest Corner of Citrus Way and Centralia Road	
PARCEL KEY NUMBER(S):	574480	

APPLICANT'S REQUEST

The petitioner is requesting a rezoning from C-1 (General Commercial) to PDP(GC) – Planned Development Project (General Commercial), with a specific C-2 use for outdoor storage.

The petitioner proposes to rezone the property to allow for the development of an outdoor secured storage facility. Proposed site improvements include the installation of a six-foot chain link fence, a controlled access gate, and security cameras.

The site will be cleared as necessary, with trees planted in accordance with applicable landscaping requirements. The proposed ground surface will consist of compacted #57 stone.

The intended use of the property is for the outdoor storage of recreational vehicles (RVs), campers, automobiles, and small- to medium-sized trailers and equipment.

SITE CHARACTERISTICS

Site Size	1.5 Acres	
Surrounding Zoning; Land Uses	North:	AR-2; Residential Uses
	South:	AR-2; Residential Uses
	East:	AR-2; Residential Uses
	West:	AR-2; Residential Uses
Current Zoning:	C-1; Vacant	
Future Land Use Map Designation:	Rural	

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District (SWFWMD) and Florida Fish and Wildlife Conservation Commission (FWC) permitting requirements.

UTILITIES REVIEW

The Hernando County Utilities Department does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objection to the requested zoning change from C1 to PDP(GC) with C2 use to allow a secured outdoor storage facility.

FIRE SAFETY REVIEW

The Fire Prevention Manager has reviewed the petitioner's request and has identified the following requirements upon site development:

- Hernando County may require secure access boxes for structures with restricted entry. All boxes must be installed in an accessible location and comply with UL 1037 standards to ensure emergency personnel can enter the site without delay.

ENGINEERING REVIEW

The subject site is located at the Northwest Corner of Citrus Way and Centralia Road. The County Engineer has reviewed the petitioner's request and has the following comments:

- This property contains a small area of Flood Zone "AE, (El.128.6)" in the SE corner. Development within floodplain requires specific permitting and mitigation.
- The gate opening is to be set back from the edge of pavement 1 ½ times the length of the longest proposed vehicle to regularly use the gate.
- Stacking, standing, or parking on Centralia Drive is not permitted.
- Project is required to improve April Drive to Major Local/Commercial Road standards. Refer to Hernando County Facility Design Guideline IV-06. Pave as depicted on site plan.
- Provide sidewalks along both Centralia Road and Citrus Way for the entire length of property frontage, as shown on site plan and both roadways are Collector roadways.
- The site plan requests the use of compacted 57 rock for use parking lot material, this is a deviation from Hernando County Standards, an Administrative Design Variance must be requested to the County Engineer for the use of this material. Refer to Hernando County Facility Design Guidelines page I-13 for procedure.
- Site Development permitting is required to meet the Hernando County Facility Design Guidelines requirements for commercial development, which includes drainage calculations and Southwest Florida Water Management District Environmental Resource Permitting.

LAND USE REVIEW

The petitioner is requesting a rezoning from C-1/ (General Commercial) a to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage.

Setbacks:

Citrus Way:	35’
Centralia Road:	35’
April Drive:	35’
Rear:	20’

Buffers:

Citrus Way:	5’
Centralia Road:	5’
April Drive:	5’
Rear:	10’

Screening:

Hernando County LDR’s require that screening of outdoor storage from adjoining and contiguous properties by a wall, fence or other approved enclosures. Screening shall meet an eighty (80) percent opacity standard. Such screening shall be located behind the building line and shall have a minimum height of five (5) feet and maximum of eight (8) feet. In this instance, the primary use is storage, and the entire site must be fenced.

Landscape:

Hernando County Land Development Regulations (LDRs) require landscaping within all uncovered parking areas, unless otherwise exempt. For every ten (10) parking spaces, a minimum of four hundred (400) square feet of landscaped area shall be provided within medians or islands. Each landscaped area shall include at least one (1) overstory tree, one (1) understory tree, and six (6) shrubs.

No median or island shall be less than five (5) feet in width. Additionally, no row of parking spaces shall exceed ten (10) consecutive spaces without a landscaped interruption.

Lighting:

County 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: The petitioner has not proposed a lighting plan for the subject site. If the master plan is approved, the petitioner shall provide full cutoff fixtures and retain all light on site to prevent any light spillage onto neighboring residential parcels.

COMPREHENSIVE PLAN REVIEW

The subject site is currently zoned C-1 (General Commercial) and is requesting a rezoning to PDP(GC) with a Specific C-2 use for outdoor storage. This request is consistent with the Property Rights Element and the Mapping Criteria for the Commercial land use category.

Property Rights Element

GOAL 12.02 – Property Rights: Hernando County will recognize property rights interests in local decision-making.

Property and Vested Rights

Objective 12.02A: Private property rights will be protected through alternative development techniques, the continuance of non-conformities, procedures for vested rights and other appropriate mechanisms.

Strategy 12.02A(5): The following rights shall be considered in Hernando County's local decision making:

a. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
b. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
c. The right of a property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
d. The right of a property owner to dispose of his or her property through sale or gift.

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.

FINDINGS OF FACT

A rezoning from C-1/ (General Commercial) a to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage.

1. The request is consistent with the Comprehensive Plan Strategies for the location of commercial development and the surrounding commercial uses.

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 requesting a rezoning from C-1/ (General Commercial) to PDP(GC)/Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage 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 only allowable C-2 use shall be outdoor storage of RV's and boats/trailers as needed in accordance with the master plan. Any additional structures or major revisions will require an amendment to the approved master plan.

3. The petitioner shall coordinate with Hernando County Fire Rescue may require secure access boxes for structures with restricted entry. All boxes must be installed in an accessible location and comply with UL 1037 standards to ensure emergency personnel can enter the site without delay.

4. The petitioner shall coordinate with the Health Department and the Southwest Florida Water Management District regarding well and septic system requirements and approvals.

5. The driveway is to meet the Hernando County Facility Design Guideline standards for a Commercial Driveway.

6. The gate opening is required to be set back from the edge of pavement a distance equal to 1.5 times the length of the longest proposed vehicle expected to regularly use the gate. Additionally, stacking, standing, or parking on Centralia Drive is not permitted.

7. The project is required to improve April Drive to Major Local/Commercial Road standards in accordance with Hernando County Facility Design Guideline IV-06. The roadway shall be paved as depicted on the approved site plan.

8. The petitioner shall provide sidewalks along both Centralia Road and Citrus Way for the entire length of the property frontage, as shown on the site plan. Both roadways are classified as Collector roadways.

9. The Site Development permitting is required to comply with Hernando County Facility Design Guidelines for commercial development. This includes, but is not limited to, drainage calculations and obtaining an Environmental Resource Permit (ERP) from the Southwest Florida Water Management District.

10. Security lighting shall be shielded from the neighboring properties in accordance with the requirements of the land development regulations.

11. Minium building setbacks:
    Citrus Way: 35’
    Centralia Road: 35’
    April Drive: 35’
    Rear: 35’

12. Buffers:
    Citrus Way: 5’
    Centralia Road: 5’
    April Drive: 5’
    Rear: 10’

13. The site perimeter shall be fenced and landscaped at an 80% opacity in accordance with the requirements of the land development regulations.

14. The petitioner shall follow Hernando County Land Development Regulations (LDRs) which require landscaping within all parking areas.

15. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

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

File No. _____ Official Date Stamp:
H-23-39
Received
JUN 22 2023
Planning Department
Hernando County, Florida

Date: 5/17/23

APPLICANT NAME: Land Supplier LLC
Address: 6925 Bonner Ave
City: Clearwater State: FL Zip: 33761
Phone: 727-557-6149 Email: Robert@LandSupplier.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: Land Supplier LLC
Address: 6925 Bonner Ave
City: Clearwater State: FL Zip: 33761
Phone: 727-557-6149 Email: Robert@LandSupplier.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 00574480
2. SECTION 36, TOWNSHIP 21, RANGE 18
3. Current zoning classification: C1
4. Desired zoning classification: PDP(GC) / Planned Development Project (General Commercial) C2 OUTDOOR STORAGE
5. Size of area covered by application: 1.5 ACRES (65,747 ±)
6. Highway and street boundaries: CITRUS WAY & CENTRALIA Rd
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, Robert Vaughn, 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)*: _____
and *(representative, if applicable)*: _____
to submit an application for the described property.

R Vaun
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 22 day of June, 2023, by Robert Vaughn who is personally known to me or produced _____ as identification.

Robin Reinhart
Signature of Notary Public

ROBIN ANDREA REINHART
MY COMMISSION # HH 309051
EXPIRES: September 6, 2026

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

Notary Seal/Stamp

Citrus Way Brookeville Florida

Description of land use request to add Secured Storage Use

I am proposing to add the use of secured outdoor storage commercial to already existing C2 Commercial zoning for property in Brooksville. The property is 1.5 Acres in land area. There will be no building structures at this time and no need for water or sewer. Property is high and dry and has already had wetland delineation completed. Survey and Gopher Survey has been completed and cleared as well. (SEE ATTACHED). I would like to rezone the property with a 6’ Chain Link fence, access gate, and Security Cameras. The land will be cleared and tree will be planted where necessary and use a mixed 57 rock compound for the ground. The property will be used for outdoor secured storage facility to store RV, Campers, Autos, Small to medium sized trailers and equpment. This should not affect any property owners in the surrounding area.

See attached survey for master plans.


Note:
All wetlands shown hereon will be regulated by FL Dept. of Environmental Protection (FDEP). Wetland delineation performed on 10/11/2022 and located by handheld GPS. All locations and acreages are approximate. This work has not been reviewed by any regulatory authority. This map does not represent surveyed information.
28.6144 N,
-82.4652 W
State of Florida, Maxar, Microsoft
Legend
Property Boundary (Approx. 1.51 ac)
Wetlands (0.0 ac)
Upland (Approx. 1.51 ac)
Potentially Occupied Gopher Tortoise Burrow (1)
100 50 0 100
Feet
1 inch equals 100 feet
1:1,200 Scale
N
SWCA
ENVIRONMENTAL CONSULTANTS
Wetland Flagging Map
Land Supplier LLC - 0 Citrus Way
RE # R36 221 18 3703 0000 0150
Brooksville, Hernando County, Florida
Project: 76709 Land Supplier Citrus Way
Date: October 2022
Base maps provided by ESRI. GT burrows located with a handheld GPS on 10/11/2022.
Parcel data provided by the FDOR 2022.

October 3, 2025

Land Supplier c/o Robert Vaughan
VIA Email: robert@landsupplier.com

PROPOSAL: 16087 Centralia Rd (PID:R36 221 18 3703 0000 0150) Brooksville, FL 34601, Gopher Tortoise Report Hernando County

BTA Property Solutions, LLC. (BTA) October 2, 2025 100% coverage pedestrian survey on the referenced lot observed no Potentially Occupied (PO) gopher tortoise (GT) burrows.

Since no PO burrows were observed on the lot, no permit from the Florida Fish and Wildlife Conservation Commission (FWC) will be required to develop the lot.

Note: Per FWC guidelines, the GT survey information is valid for 90 days.

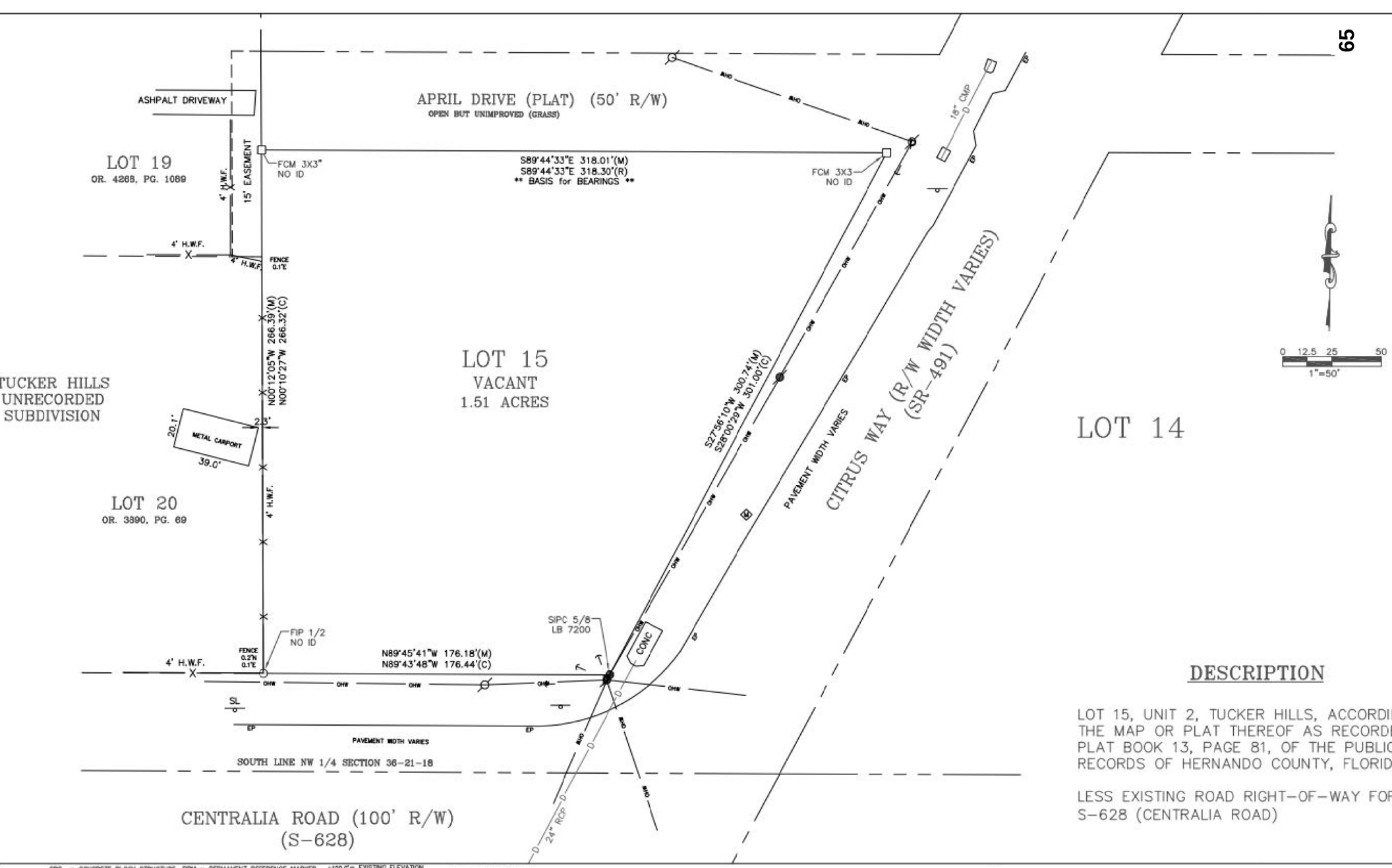
We appreciate the opportunity to provide our services. If you have an questions, please contact me.

Sincerely,

BTA PROPERTY SOLUTIONS, LLC.

Matthew Blanton

MATTHEW BLANTON
Authorized Gopher Tortoise Agent: GTA-24-00041A
President



DESCRIPTION

LOT 15, UNIT 2, TUCKER HILLS, ACCORDI
THE MAP OR PLAT THEREOF AS RECORDI
PLAT BOOK 13, PAGE 81, OF THE PUBLIC
RECORDS OF HERNANDO COUNTY, FLORID

LESS EXISTING ROAD RIGHT-OF-WAY FOR
S-628 (CENTRALIA ROAD)

CBS = CONCRETE BLOCK STRUCTURE
C.L.F. = CHAIN LINK FENCE
B.W.F. = BARBED WIRE FENCE
H.W.F. = HOG WIRE FIELD FENCE
SW = SIDEWALK
OHP = OVERHEAD POWER
ELEC = ELECTRIC
EP = EDGE OF PAVEMENT
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
PG = PAGE
PC = POINT of CURVATURE
PT = POINT of TANGENT
POP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MARKER
R/W = RIGHT-OF-WAY
AC = AIR CONDITIONER PAD
CS = CONCRETE SLAB
CE = COVERED ENTRY
SEC = SECTION
MES = MITERED END SECTION
RCP = REINFORCED CONCRETE PIPE
TOB = TOP OF BANK
TOE = TOE OF SLOPE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT of REVERSE CURVE
PCC = POINT of COMPOUND CURVE
+100.0' = EXISTING ELEVATION
= SIGN
= FIRE HYDRANT
= UTILITY POLE
= LIGHT POLE
= UTILITY GATE VALVE
= TELEPHONE SERVICE RISER
= ELECTRIC TRANSFORMER
= FIBER OPTIC BOX
= WATER METER
= SANITARY MANHOLE
= UTILITY SPLICE BOX
= CATV MARKER
= FOUND IRON PIN & CAP (AS SHOWN)
= SET IRON PIN AND CAP (5/8"R LB #7200)
= FOUND NAIL AND DISK (AS SHOWN)
= SET NAIL AND DISK (LB #7200)
= FOUND CONCRETE MONUMENT (AS SHOWN)
= SET CONCRETE MONUMENT (4X4" LB #7200)
= DESCRIPTIVE POINT

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE SUBJECT PARCEL, ESTABLISHING AN ASSUMED BEARING OF S89°47'03"E AS SHOWN ON THE PLAT OF RECORD. BEARINGS SHOWN HEREON ARE BASED ON ASSUMED COORDINATES AND ARE NOT GRID BEARINGS
2. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
3. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
4. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
5. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
6. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
7. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
8. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
9. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
10. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABST MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF REC
11. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/O AND NOT OF RECORD.
12. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CA GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
13. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FA CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NU NUMBER 12053C, PANEL NUMBER 0177-D, EFFECTIVE DATE 02/02/2012.

DATE	SURVEYOR	DRAWN BY	FIELD BOOK/PAGE	FIELD DATE	SURVEY CREW
06/15/23	DHD	RMA	40/27-29	05/14/23	AP/LM

REVISION

DATE	SURVEYOR	REV. BY	COMMENTS

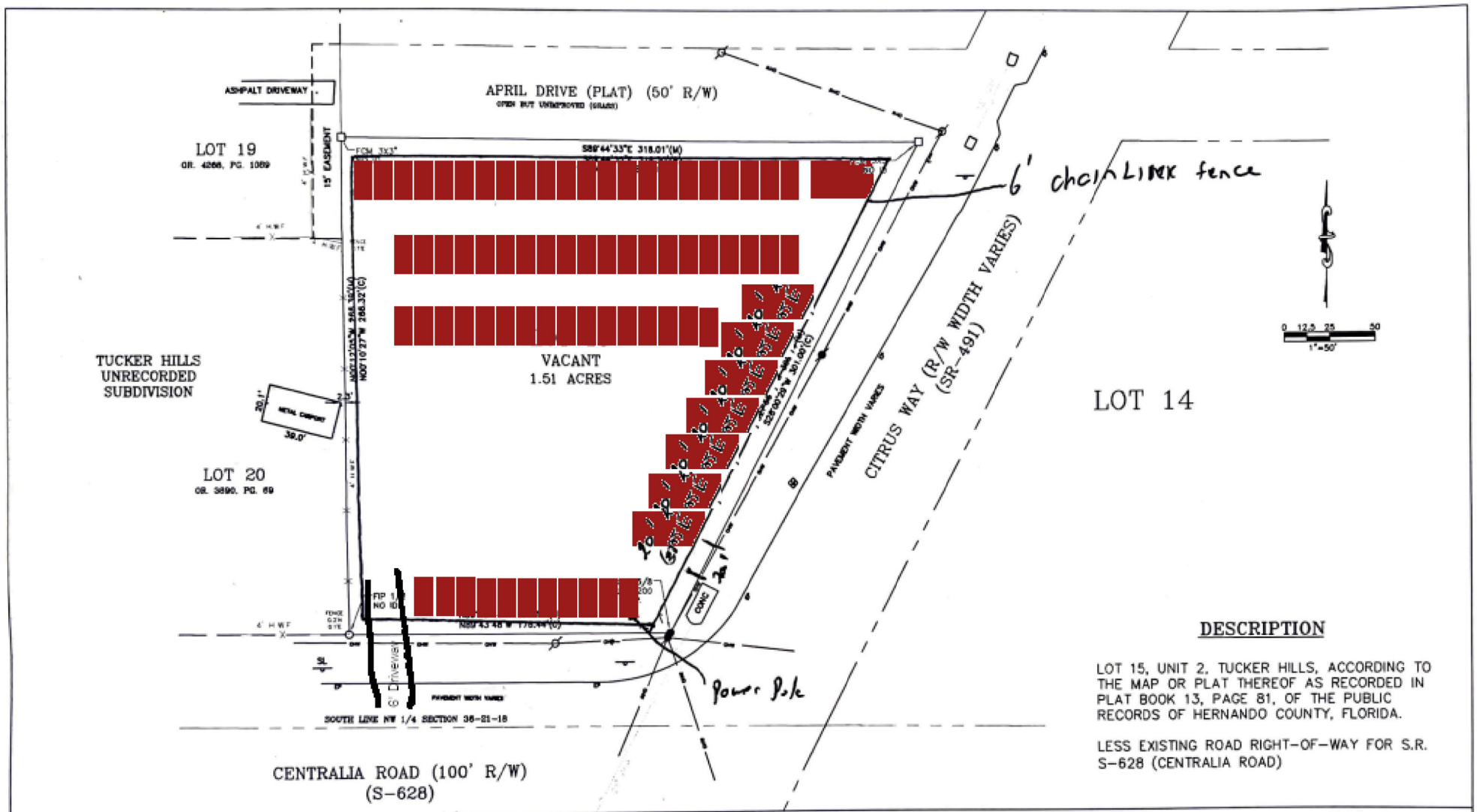
REUSE OF DOCUMENT
THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Coastal engineering associates, Inc.
Engineering Planning Surveying Environmental Construction Management
966 Candlelight Blvd. Brooksville, FL 34601 Office: 352-796-9423
3705 East Forest Drive Inverness, FL 34453 352-344-2036
EB-0000142
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

BOUNDARY SURVEY
OF LOT 15, UNIT 2. TUCKER HILLS
SECTION 36, TOWNSHIP 21 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:
ROBERT VAUGHAN

SURVEYORS CERTIFICA
THIS SURVEY MEETS ALL APPLICABLE RE THE FLORIDA STANDARDS OF PRACTICE A CHAPTER 5J-17 OF THE FLORIDA ADMINI
Digi
Scott M Osborne Dat
SCOTT M. OSBORNE, PSM PROFESSIONAL SURVEYOR AND MAPPER, FLOR SURVEY NOT VALID WITHOUT THE ORIGINAL SI LICENSED SURVEYOR AND MAPPER FOR NAMED AND SEAL ACCOMPANIED BY A VALID ELECTRO LICENSED SURVEYOR AND MAPPER FOR ELEC



SHEET 1 OF 1 SHEET

23044-BNDY

REUSE OF DOCUMENT

Coastal Engineering Surveying Environmental Construction Management

BOUNDARY SURVEY
OF LOT 15, UNIT 2. TUCKER HILLS
SECTION 36, TOWNSHIP 21 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:
ROBERT VAUGHAN

SURVEYOR'S CERTIFICATE

Scott M Osborne

Delaware

The First State

I, CHARUNI PATIBANDA-SANCHEZ, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "LAND SUPPLIER LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-NINTH DAY OF DECEMBER, A.D. 2025.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "LAND SUPPLIER LLC" WAS FORMED ON THE TWENTIETH DAY OF JULY, A.D. 2021.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN PAID TO DATE.

C. B. Sanchez

Charuni Patibanda-Sanchez, Secretary of State

6097926 8300

SR# 20255014495

Authentication: 205739998

Date: 12-29-25

You may verify this certificate online at corp.delaware.gov/authver.shtml

OPERATING AGREEMENT

OF

A Delaware Limited Liability Company

AGREEMENT, Date: 7-1-2021
Made among:

Managing Member 1: Robert Vaughan
Address: 6925 Bonner Ave Clearwater FL 33761
Managing Member 2: Wynanne Boebert
Address: 6925 Bonner Ave Clearwater FL 33761
Collectively hereafter referred to as "managing Members"

and,

Member 1:
Address:
Member 2:
Address:
Member 3:
Address:
Member 4:
Address:
Collectively hereafter referred to as "Members"

WITNESSETH:

WHEREAS, the parties hereto desire to form a limited liability company pursuant to the laws of the State of Delaware for the purposes hereinafter set forth, and to establish their respective rights and obligations in connection with the limited liability company; and

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, the Managing Members and Members agree as follows:

1. Formation

The parties hereby confirm that they have formed a limited liability company (the "Limited Liability Company") pursuant to the provisions of the Delaware Limited Liability Company Act, Delaware Statutes Annotated, Chapter 18, Title 6 *et seq.*, as the same may be amended from time to time, for the purposes and the period and upon the terms and conditions hereinafter set forth. The parties have caused to be filed the Articles of Organization of the Limited Liability Company, and shall execute, acknowledge, swear to and file any other documents required under applicable law.

2. Name

The name of the Limited Liability Company shall be Land Supplier LLC, and all business of the Limited Liability Company shall be conducted under said name, or such other name as the Members from time to time may determine.

3. Purposes

The purposes of the Limited Liability Company are to

To incur indebtedness, secured and unsecured; to enter into and perform contracts and agreements of any kind necessary to, in connection with or incidental to the business of the Limited Liability Company; and to carry on any other activities necessary to, in connection with or incidental to the foregoing, as the Managing Members in their discretion may deem desirable.

4. Place of Business

The principal place of business and specified office of the Limited Liability Company at which the records required to be maintained by the Limited Liability Company under the Delaware Limited Liability Company Act are to be kept shall be at 6925 Bonner Ave Clearwater FL 33764 or at such other or additional places of business within or outside of the State of Delaware as the Managing Members from time to time may designate. The Managing Members shall notify the other Members of any change of the principal place of business and specified office.

The Limited Liability Company hereby designates Harvard Business Services, Inc (Registered Agent), whose address is 16192 Coastal Hwy Lewes DE 19958 as the Registered Agent of the Limited Liability Company for service of process. 2677

The Managing Members may change the registered office and Registered Agent from time to time by filing the prescribed forms with the appropriate governmental authorities.

5. Capital Contributions

The capital of the Limited Liability Company shall be $20,000.00, which shall consist of the aggregate of the capital contributions to be made pursuant to this Article 6.

Each of the Members shall contribute to the capital of the Limited Liability Company the amount set forth opposite his name below:

Managing Member 1- Robert Vaughan	$20,000.00
Managing Member 2- Wynanne Roberts	$20,000.00
Member 1-	$
Member 2-	$
Member 3-	$
Member 4-	$

The Members shall not be required to make any additional capital contributions.

Except as specifically provided in this Agreement or required by law, no Member shall have the right to withdraw or reduce his contributions to the capital of the Limited Liability Company until the termination of the Limited Liability Company. No Member shall have the right to demand and receive any distribution from the Limited Liability Company in any form other than cash, regardless of the nature of such Member's capital contribution. No Member shall be paid interest on capital contributions to the Limited Liability Company.

The liability of any Member for the losses, debts, liabilities and obligations of the Limited Liability Company shall be limited to paying: the capital contribution of such Member when due under this Agreement; such Member's share of any undistributed assets of the Limited Liability Company; and (only if and to the extent at any time required by applicable law) any amounts previously distributed to such Member by the Limited Liability Company.

6. Loans and Advances by Members

If any Member shall loan or advance any funds to the Limited Liability Company in excess of the capital contribution of such Member prescribed herein, such loan or advance shall not be deemed a capital contribution to the Limited Liability Company and shall not in any respect increase such Member's interest in the Limited Liability Company.

7. Allocations and Distributions

As used in this Agreement, the terms "net profits" and "net losses" shall mean the profits or losses of the Limited Liability Company from the conduct of the Limited Liability Company's business, after all expenses incurred in connection therewith have been paid or provided for. The net profits or net losses of the Limited Liability Company shall be determined by the Limited Liability Company's accountants in accordance with generally accepted accounting principles applied in determining the income, gains, expenses, deductions or losses, as the case may be, reported by the Limited Liability Company for Federal income tax purposes.

The term "cash receipts" shall mean all cash receipts of the Limited Liability Company from whatever source derived, including without limitation capital contributions made by the Members; the proceeds of any sale, exchange, or other disposition of all or any part of the assets of the Limited Liability Company; the proceeds of any loan to the Limited Liability Company; the proceeds of any insurance policy payable to the Limited Liability Company; and the proceeds from the liquidation of the assets of the Limited Liability Company following a termination of the Limited Liability Company.

The "capital account" for each Member shall mean the account established, determined and maintained for such Member in accordance with Section 704(b) of the Internal Revenue Code and Treasury Regulation Section 1.704-1(b)(2)(iv). The capital account for each Member shall be **increased by** (1) the amount of money contributed by such Member to the Limited Liability Company, (2) the fair market value of property contributed by such Member to the Limited Liability Company (net of liabilities secured by such contributed property that the Limited Liability Company is considered to assume or take subject to under Section 752 of the Internal Revenue Code), and (3) allocations to such Member of Limited Liability Company income and gain (or items thereof), including income and gain exempt from tax and income and gain described in Treasury Reg. Section 1.704-1(b)(2)(iv)(g), but excluding income and gain described in subsection (b)(4)(i) of said Regulation, and shall be **decreased by** (4) the amount of money distributed to such Member by the Limited Liability Company, (5) the fair market value of property distributed to such Member by the Limited Liability Company (net of liabilities secured by such distributed property that such Member is considered to assume or take subject to under Section 752 of the Code), (6) allocations to such Member of expenditures of the Limited Liability Company described in Section 705(a)(2)(B) of the Code, and (7) allocations of Limited Liability Company loss and deduction (or items thereof) including loss and deduction described in Treasury Reg. Section 1.704-1(b)(2)(iv)(g), but excluding items described in (6) above and loss or deduction described in subsections (b)(4)(i) or (b)(4)(iii) of said Regulation. Net profits

and net losses of the Limited Liability Company from other than capital transactions, as of the end of any fiscal year or other period, shall be credited or charged to the capital accounts of the Members prior to any charge or credit to said capital accounts for net profits and net losses of the Limited Liability Company from capital transactions as of the end of such fiscal year or other period. The capital account for each Member shall be otherwise adjusted in accordance with the additional rules of Treasury Reg. Section 1.704-1(b)(2)(iv).

The term "Members' Percentage Interests" shall mean the percentages set forth opposite the name of each Member below:

Managing Members	Percentage Interest
Robert Vaughan	50%
Wynanne Boebert	50%

Other Members	Percentage Interest

In accordance to any sell, purchase, transfer, or borrow of any assets or debts including real estates, one managing member may decide and sign off without other or vote -

During each fiscal year, the net profits and net losses of the Limited Liability Company (other than from capital transactions), and each item of income, gain, loss, deduction or credit entering into the computation thereof, shall be credited or charged, as the case may be, to the capital accounts of each Member in proportion to the Members' Percentage Interests. The net profits of the Limited Liability Company from capital transactions shall be allocated in the following order of priority: (a) to offset any negative balance in the capital accounts of the Members in proportion to the amounts of the negative balance in their respective capital accounts, until all negative balances in the capital accounts have been eliminated; then (b) to the Members in proportion to the Members' Percentage Interests. The net losses of the Limited Liability Company from capital transactions shall be allocated in the following order of priority: (a) to the extent that the balances in the capital accounts of any Members are in excess of their original contributions, to such Members in proportion to such excess balances in the capital accounts until all such excess balances have been reduced to zero; then (b) to the Members in proportion to the Members' Percentage Interests.

The cash receipts of the Limited Liability Company shall be applied in the following order of priority: (a) to the payment by the Limited Liability Company of amounts due on debts and liabilities of the Limited Liability Company other than to any Member, and operating expenses of the Limited Liability Company; (b) to the payment of interest and amortization due on any loan made to the Limited Liability Company by any Member; (c) to the establishment of cash reserves determined by the Managing Members to be necessary or appropriate, including without limitation reserves for the operation of the Limited Liability Company's business, taxes and contingencies; and (d) to the repayment of any loans made to the Limited Liability Company by any Member. Thereafter, the cash receipts of the Limited Liability Company shall be distributed among the Members as hereafter provided.

The cash receipts of the Limited Liability Company shall be distributed to the Members from time to time at such times as the Managing Members shall determine. It is contemplated that distributions will be made if the Managing Members deem such distributions to be prudent and feasible.

Except as otherwise provided in this Agreement or required by law, distributions of cash receipts of the Limited Liability Company, other than from capital transactions, shall be allocated among the Members in proportion to the Members' Percentage Interests.

Except as otherwise provided in this Agreement or required by law, distributions of cash receipts from capital transactions shall be allocated in the following order of priority: (a) to the Members in proportion to their respective capital accounts until each Member has received cash distributions equal to

any positive balance in his capital account; then (b) to the Members in proportion to the Members' Percentage Interests.

Special Allocations -- Notwithstanding the preceding provisions of this Article 8, the following special allocations shall be made in the following order:

(1) Minimum Gain Chargeback -- Except as otherwise provided in Treasury Reg. Section 1.704-2(f), if there is a net decrease in partnership minimum gain (within the meaning of Treasury Reg. Sections 1.704-2(b)(2) and 1.704-2(d)) during any fiscal year, each Member shall be allocated items of the Limited Liability Company's income and gain for such fiscal year (and, if necessary, subsequent fiscal years) in an amount equal to such Member's share of the net decrease in partnership minimum gain, determined in accordance with Treasury Reg. Section 1.704-2(g). Allocations made pursuant to the preceding sentence shall be made in proportion to the respective amounts required to be allocated to each Member pursuant thereto. The items to be so allocated shall be determined in accordance with Treasury Reg. Sections 1.704-2(f)(6) and 1.704-2(j)(2). This provision is intended to comply with the minimum gain chargeback requirement in Treasury Reg. Section 1.704-2(f) and shall be interpreted consistently therewith.

(2) Partner Minimum Gain Chargeback -- Except as otherwise provided in Treasury Reg. Section 1.704-2(i)(4), if there is a net decrease in partner nonrecourse debt minimum gain attributable to a partner nonrecourse debt during any fiscal year, each Member who has a share of the partner nonrecourse debt minimum gain attributable to such partner nonrecourse debt, determined in accordance with Treasury Reg. Section 1.704.2(i)(5), shall be allocated items of the Limited Liability Company's income and gain for such fiscal year (and, if necessary, subsequent fiscal years) in an amount equal to such Member's share of the net decrease in partner nonrecourse debt minimum gain attributable to such partner nonrecourse debt, determined in accordance with Treasury Reg. Section 1.704-2(i)(4). Allocations made pursuant to the preceding sentence shall be made in proportion to the respective amounts required to be allocated to each Member pursuant thereto. The items to be so allocated shall be determined in accordance with Treasury Reg. Sections 1.704-2(i)(4) and 1.704-2(j)(2). As used herein, "partner nonrecourse debt" has the meaning set forth in Treasury Reg. Section 1.704-2(b)(4). As used herein, "partner nonrecourse debt minimum gain" shall mean an amount, with respect to each partner nonrecourse debt, equal to the partnership minimum gain (within the meaning of Treasury Reg. Sections 1.704-2(b)(2) and 1.704-2(d)) that would result if such partner nonrecourse debt were treated as a nonrecourse liability (within the meaning of Treasury Reg. Section 1.704-2(b)(3)) determined in accordance with Treasury Reg. Section 1.704-2(i)(3). This provision is intended to comply with the minimum gain chargeback requirement in Treasury Reg. Section 1.704-2(i)(4) and shall be interpreted consistently therewith.

(3) Qualified Income Offset -- In the event any Member unexpectedly receives any adjustments, allocations or distributions described in Treasury Reg. Sections 1.704-1(b)(2)(ii)(d)(4), (5) or (6), items of the Limited Liability Company's income and gain shall be allocated to such Member in an amount and manner sufficient to eliminate, to the extent required by the Regulations, any adjusted capital account deficit in such Member's capital account, as quickly as possible, provided that an allocation pursuant to this provision shall be made only if and to the extent that such Member would have a adjusted capital account deficit in such Member's capital account after all other allocations provided for in this Article 8 have been tentatively made as if this provision were not in this Agreement. As used herein, "adjusted capital account deficit" shall mean the deficit balance, if any, in a Member's capital account at the end of the relevant fiscal year after the following adjustments: (i) credit to such capital account the minimum gain chargeback which the Member is obligated to restore pursuant to the penultimate sentences of Treasury Reg. Sections 1.704-2(g)(1) and 1.704-2(i)(5); and (ii) debit to

such capital account the items described in Treasury Reg. Sections 1.704-1(b)(2)(ii)(d)(4), (5) and (6). This provision is intended to constitute a qualified income offset within the meaning of Treasury Reg. Section 1.704-1(b)(2)(ii)(d) and shall be interpreted consistently therewith.

(4) Gross Income Allocation -- In the event any Member has a deficit capital account at the end of any fiscal year which is in excess of the sum of the amounts such Member is deemed to be obligated to restore pursuant to the penultimate sentences of Treasury Reg. Sections 1.704-2(g)(1) and 1.704-2(i)(5), each such Member shall be allocated items of the Limited Liability Company's income and gain in the amount of such excess as quickly as possible, provided that an allocation pursuant to this provision shall be made only if and to the extent that such Member would have a deficit in such Member's capital account in excess of such sum after all other allocations provided for in this Article 8 have been tentatively made as if this provision and the provisions of clause (3) above were not in this Agreement.

(5) Nonrecourse Deductions -- Nonrecourse deductions (within the meaning of Treasury Reg. Section 1.704-2(b)(1)) for any fiscal year shall be allocated among the Members in proportion to the Members' Percentage Interests.

(6) Partner Nonrecourse Deductions -- Any partner nonrecourse deductions (within the meaning of Treasury Reg. Sections 1.704-2(b)(1) and 1.704-2(b)(2)) for any fiscal year shall be allocated to the Member who bears the economic risk of loss with respect to the partner nonrecourse debt (within the meaning of Treasury Reg. Section 1.704-2(b)(4)) to which such partner nonrecourse deductions are attributable in accordance with Treasury Reg. Section 1.704-2(i)(1).

(7) Other Mandatory Allocations -- In the event Section 704(c) of the Internal Revenue Code or the Regulations thereunder require allocations in a manner different than that set forth above in this Article 8, the provisions of Section 704(c) and the Regulations thereunder shall control such allocations among the Members.

It is the intention of the Members that the allocations hereunder shall be deemed to have "substantial economic effect" within the meaning of Section 704 of the Internal Revenue Code and Treasury Reg. Section 1.704-1. Should the provisions of this Agreement be inconsistent with or in conflict with Section 704 of the Code or the Regulations thereunder, then Section 704 of the Code and the Regulations shall be deemed to override the contrary provisions hereof. If Section 704 or the Regulations at any time require that limited liability company operating agreements contain provisions which are not expressly set forth herein, such provisions shall be incorporated into this Agreement by reference and shall be deemed a part of this Agreement to the same extent as though they had been expressly set forth herein, and the Managing Members shall be authorized by an instrument in writing to amend the terms of this Agreement to add such provisions, and any such amendment shall be retroactive to whatever extent required to create allocations with a substantial economic effect.

8. Books, Records and Tax Returns

At all times during the continuance of the Limited Liability Company, the Managing Members shall keep or cause to be kept complete and accurate records and books of account in which shall be entered each transaction of the Limited Liability Company in accordance with generally accepted accounting principles.

The fiscal year of the Limited Liability Company for both accounting and income tax purposes shall be the calendar year. The Limited Liability Company shall report its operations, net income and net losses in accordance with the methods of accounting selected by the Managing Members.

The Managing Members may employ on behalf of the Limited Liability Company and at the expenses of the Limited Liability Company such firm of certified public accountants as the Managing Members in their sole discretion deems appropriate to serve as the Limited Liability Company's accountants.

The Managing Members shall furnish to each Member, within seventy-five days after the end of each fiscal year, an annual report of the Limited Liability Company which shall include a balance as of the end of such fiscal year; a profit and loss statement of the Limited Liability Company for such fiscal year; a statement of the balance in the capital account of such Member; and the amount of such Member's share of the Limited Liability Company's income, gain, losses, deductions and other relevant items for Federal income tax purposes.

The Managing Members shall prepare or cause to be prepared all Federal, State and local income tax and information returns for the Limited Liability Company, and shall cause such tax and information returns to be filed timely with the appropriate governmental authorities. Within seventy-five days after the end of each fiscal year, the Managing Members shall forward to each person who was a Member during the preceding fiscal year a true copy of the Limited Liability Company's information return filed with the Internal Revenue Service for the preceding fiscal year. The Managing Members shall not be liable to any Member if any taxing authority disallows or adjusts any deductions or credits in the Limited Liability Company's income tax or information returns.

All elections required or permitted to be made by the Limited Liability Company under the Internal Revenue Code, and the Managing Members shall make the designation of a tax matters partner pursuant to Section 6231(a) (7) of the Internal Revenue Code for all purposes permitted or required by the Code. The tax matters partner shall take such action as may be necessary to cause each other Member to become a notice member within the meaning of Section 6223 of the Code. The tax matters partner may not take any action contemplated by Sections 6222 through 6232 of the Code without the consent of the Managing Members.

All such records, books of account, tax and information returns, and reports and statements, together with executed copies of this Agreement, shall at all times be maintained at the principal place of business of the Limited Liability Company, and shall be open to the inspection and examination of the Members or their duly authorized representatives during regular business hours. Each Member, or a duly authorized representative of such Member, may make copies of the Limited Liability Company's books of account and records at the expense of such Member. Any Member, at the expense of such Member, may conduct an audit of the Limited Liability Company's books of account and records.

The Managing Members shall furnish to each Member, promptly upon request, a current list of the names and addresses of all of the Managing Members and other Members of the Limited Liability Company, and any other persons or entities having any financial interest in the Limited Liability Company.

The cost of preparing all of the aforesaid records, books, returns and other items shall be borne by the Limited Liability Company. Upon request of the Managing Members, the Members shall pay to the Limited Liability Company, in proportion to the Members' Percentage Interests, the cost of preparing same, not to exceed in the aggregate $2,000 for each fiscal year.

9. Bank Accounts

All funds of the Limited Liability Company shall be deposited in the Limited Liability Company's name in such bank account or the Managing Members shall designate accounts as. Withdrawals from any such bank accounts shall be made only in the regular course of business of the Limited Liability Company and shall be made upon such signature or signatures as the Managing Members from time to time may designate.

The Managing Members may employ on behalf of the Limited Liability Company and at the expenses of the Limited Liability Company such firm of certified public accountants as the Managing Members in their sole discretion deems appropriate to serve as the Limited Liability Company's accountants.

The Managing Members shall furnish to each Member, within seventy-five days after the end of each fiscal year, an annual report of the Limited Liability Company which shall include a balance as of the end of such fiscal year; a profit and loss statement of the Limited Liability Company for such fiscal year; a statement of the balance in the capital account of such Member; and the amount of such Member's share of the Limited Liability Company's income, gain, losses, deductions and other relevant items for Federal income tax purposes.

The Managing Members shall prepare or cause to be prepared all Federal, State and local income tax and information returns for the Limited Liability Company, and shall cause such tax and information returns to be filed timely with the appropriate governmental authorities. Within seventy-five days after the end of each fiscal year, the Managing Members shall forward to each person who was a Member during the preceding fiscal year a true copy of the Limited Liability Company's information return filed with the Internal Revenue Service for the preceding fiscal year. The Managing Members shall not be liable to any Member if any taxing authority disallows or adjusts any deductions or credits in the Limited Liability Company's income tax or information returns.

All elections required or permitted to be made by the Limited Liability Company under the Internal Revenue Code, and the Managing Members shall make the designation of a tax matters partner pursuant to Section 6231(a) (7) of the Internal Revenue Code for all purposes permitted or required by the Code. The tax matters partner shall take such action as may be necessary to cause each other Member to become a notice member within the meaning of Section 6223 of the Code. The tax matters partner may not take any action contemplated by Sections 6222 through 6232 of the Code without the consent of the Managing Members.

All such records, books of account, tax and information returns, and reports and statements, together with executed copies of this Agreement, shall at all times be maintained at the principal place of business of the Limited Liability Company, and shall be open to the inspection and examination of the Members or their duly authorized representatives during regular business hours. Each Member, or a duly authorized representative of such Member, may make copies of the Limited Liability Company's books of account and records at the expense of such Member. Any Member, at the expense of such Member, may conduct an audit of the Limited Liability Company's books of account and records.

The Managing Members shall furnish to each Member, promptly upon request, a current list of the names and addresses of all of the Managing Members and other Members of the Limited Liability Company, and any other persons or entities having any financial interest in the Limited Liability Company.

The cost of preparing all of the aforesaid records, books, returns and other items shall be borne by the Limited Liability Company. Upon request of the Managing Members, the Members shall pay to the Limited Liability Company, in proportion to the Members' Percentage Interests, the cost of preparing same, not to exceed in the aggregate $2,000 for each fiscal year.

9. Bank Accounts

All funds of the Limited Liability Company shall be deposited in the Limited Liability Company's name in such bank account or the Managing Members shall designate accounts as. Withdrawals from any such bank accounts shall be made only in the regular course of business of the Limited Liability Company and shall be made upon such signature or signatures as the Managing Members from time to time may designate.

10. Management of the Limited Liability Company

The Members hereby designate Robert Vaughan ~~& Wyanne Boebert~~, having an address at 6925 Bonner Ave Clearwater FL 33761, and Wyanne Boebert, having an address at 6925 Bonner Ave Clearwater FL 33761 to serve as Managing Members for the Limited Liability Company.

The business and affairs of the Limited Liability Company shall be conducted and managed by the Managing Members of the Limited Liability Company in accordance with this Agreement and the laws of Delaware.

At any time there is more than one Managing Member, a majority in number of the Managing Members shall decide any difference arising as to any matter within the authority of Managing Members.

If at any time the Managing Members do not own, in the aggregate, at least 20 percent of the Members' Percentage Interests, all of the Members shall be Managing Members until such time as the Members duly elect Managing Members who do own at least 20 percent of the Members' Percentage Interests.

The Managing Members shall have responsibility for the day-to-day management of the business and affairs of the Limited Liability Company and shall devote such time and attention as the Managing Members deem necessary to the conduct and management of the business and affairs of the Limited Liability Company.

Each of the Managing Members hereby is given sole power and authority to execute instruments on behalf of the Limited Liability Company and to otherwise bind the Limited Liability Company. Unless authorized by the Managing Members, no other person shall have the power or authority to execute instruments on behalf of the Limited Liability Company and to otherwise bind the Limited Liability Company. No person, firm or corporation dealing with the Limited Liability Company shall be required to investigate the authority of the Managing Members or to secure the approval of or confirmation by the Members of any act of the Managing Members in connection with the business or affairs of the Limited Liability Company.

No Member, other than the Managing Members or their designees, shall have the authority, or shall take any action as a Member, to bind the Limited Liability Company.

Notwithstanding any other provision of this Agreement, the Managing Members shall not, without the prior written consent of the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests, sell, exchange, lease, assign or otherwise transfer all or substantially all of the assets of the Limited Liability Company; borrow money on behalf of the Limited Liability Company in the excess of $_____._____; lend any Limited Liability Company funds or other assets to any person in an amount or with a value in the excess of $_____._____; establish any reserves for working capital repairs, replacements, improvements or any other purpose, in excess of an aggregate of $_____._____; confess a judgment against the Limited Liability Company; settle, compromise or release, discharge or pay any claim, demand or debt in excess of $_____._____, including claims for insurance; approve a merger or consolidation of the Limited Liability Company with or into any other limited liability company, corporation, partnership or other entity: or change the nature or character of the business of the Limited Liability Company.

The Managing Members shall be reimbursed by the Limited Liability Company for all direct out-of-pocket expenses incurred by the Managing Members on behalf of the Limited Liability Company in connection with the performance of their duties hereunder, including without limitation amounts payable by the Managing Members for office, accounting, bookkeeping and other services, materials, facilities and professional and legal services rendered or furnished to the Limited Liability Company.

As compensation for the services of the Managing Members in arranging the transactions contemplated by the Limited Liability Company and the continuing management of the Limited Liability Company, the Limited Liability Company shall pay the Managing Members a limited liability company management fee of $_____._____ per annum payable monthly. The compensation for the services of the Managing Members to the Limited Liability Company may be modified from time to time by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests.

A Managing Member's duty of care in the discharge of the Managing Member's duties to the Limited Liability Company and the Members is limited to refraining from engaging in grossly negligent conduct, intentional misconduct, or a knowing violation of law. In discharging the duties of a Managing Member, the Managing Member shall be fully protected in relying in good faith upon the records of the Limited Liability Company and upon such information, opinions, reports or statements by other Managing Members, Members, agents or other persons as to matters the Managing Member reasonably believes are within such person's professional or expert competence, including without limitation information, opinions, reports or statements as to the value or amount of the assets, liabilities, profits or losses of the Limited Liability Company or any other facts pertinent to the existence and amount of assets from which distributions to Members might properly be paid.

To the extent of the Limited Liability Company's assets, and to the extent permitted by law, the Limited Liability Company shall indemnify and hold each Managing Member harmless from and against all liability, claim, loss, damage or expense, including reasonable attorneys' fees, incurred by the Managing Member by reason of any act or omission of the Managing Member made in good faith on behalf of the Limited Liability Company.

Except as expressly provided elsewhere in this Agreement, any decisions which are to be made by the Members, rather than the Managing Members, shall be made by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests.

11. Assignment of Interests

Except as otherwise provided in this Agreement, no Member or other person holding any interest in the Limited Liability Company may assign, pledge, hypothecate, transfer or otherwise dispose of all or any part of his interest in the Limited Liability Company, including without limitation the capital, profits or distributions of the Limited Liability Company without the prior written consent of the other Members in each instance.

The Members agree that no Member may voluntarily withdraw from the Limited Liability Company without the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests (other than the withdrawing Member).

A Member may assign all or any part of such Member's interest in the allocations and distributions of the Limited Liability Company to any of the following (collectively the "permitted assignees"): any person, corporation, partnership or other entity as to which the Limited Liability Company has given consent to the assignment of such interest in the allocations and distributions of the Limited Liability Company by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests. An assignment to a permitted assignee shall only entitle the permitted assignee to the allocations and distributions to which the assigned interest is entitled, unless such permitted assignee applies for admission to the Limited Liability Company and is admitted to the Limited Liability Company as a Member in accordance with this Agreement.

An assignment, pledge, hypothecation, transfer or other disposition of all or any part of the interest of a Member in the Limited Liability Company or other person holding any interest in the Limited Liability Company in violation of the provisions hereof shall be null and void for all purposes.

No assignment, transfer or other disposition of all or any part of the interest of any Member permitted under this Agreement shall be binding upon the Limited Liability Company unless and until a duly executed and acknowledged counterpart of such assignment or instrument of transfer, in form and substance satisfactory to the Managing Members, has been delivered to the Limited Liability Company.

No assignment or other disposition of any interest of any Member may be made if such assignment or disposition, alone or when combined with other transactions, would result in the termination of the Limited Liability Company within the meaning of Section 708 of the Internal Revenue Code or under any other relevant section of the Code or any successor statute. No assignment or other disposition of any interest of any Member may be made without an opinion of counsel satisfactory to the Managing Members that such assignment or disposition is subject to an effective registration under, or exempt from the registration requirements of, the applicable State and Federal securities laws. No interest in the Limited Liability Company may be assigned or given to any person below the age of 21 years or to a person who has been adjudged to be insane or incompetent.

Anything herein contained to the contrary, the Managing Members and the Limited Liability Company shall be entitled to treat the record holder of the interest of a Member as the absolute owner thereof, and shall incur no liability by reason of distributions made in good faith to such record holder, unless and until there has been delivered to the Managing Members the assignment or other instrument of transfer and such other evidence as may be reasonably required by the Managing Members to establish to the satisfaction of the Managing Members that an interest has been assigned or transferred in accordance with this Agreement.

12. Admission of New Members

The Members may admit new Members (or transferees of any interests of existing Members) into the Limited Liability Company by the unanimous vote or consent of the Members.

As a condition to the admission of a new Member, such Member shall execute and acknowledge such instruments, in form and substance satisfactory to the Managing Members, as the Managing Members may deem necessary or desirable to effectuate such admission and to confirm the agreement of such Member to be bound by all of the terms, covenants and conditions of this Agreement, as the same may have been amended. Such new Member shall pay all reasonable expenses in connection with such admission, including without limitation reasonable attorneys' fees and the cost of the preparation, filing or publication of any amendment to this Agreement or the Articles of Organization, which the Managing Members may deem necessary or desirable in connection with such admission.

No new Member shall be entitled to any retroactive allocation of income, losses, or expense deductions of the Limited Liability Company. The Managing Members may make pro rata allocations of income, losses or expense deductions to a new Member for that portion of the tax year in which the Member was admitted in accordance with Section 706(d) or the Internal Revenue Code and regulations thereunder.

In no event shall a new Member be admitted to the Limited Liability Company if such admission would be in violation of applicable Federal or State securities laws or would adversely affect the treatment of the Limited Liability Company as a partnership for income tax purposes.

13. Withdrawal Events Regarding Members and Election to Continue the Limited Liability Company

In the event of the death, retirement, withdrawal, expulsion, or dissolution of a Member, or an event of bankruptcy or insolvency, as hereinafter defined, with respect to a Member, or the occurrence of any other event which terminates the continued membership of a Member in the Limited Liability Company pursuant to the laws of Delaware (each of the foregoing being hereinafter referred to as a "Withdrawal Event"), the Limited Liability Company shall terminate sixty days after notice to the Members of such Withdrawal Event unless the business of the Limited Liability Company is continued as hereinafter provided.

Notwithstanding a Withdrawal Event with respect to a Member, the Limited Liability Company shall not terminate, irrespective of applicable law, if within aforesaid sixty day period the remaining Members, by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests (other than the Member who caused the Withdrawal Event), shall elect to continue the business of the Limited Liability Company.

In the event of a Withdrawal Event with respect to any Member, any successor in interest to such Member (including without limitation any executor, administrator, heir, committee, guardian, or other representative or successor) shall not become entitled to any rights or interest of such Member in the Limited Liability Company, other than the allocations and distributions to which such Member is entitled, unless such successor in interest is admitted as a Member in accordance with this Agreement.

An "event of bankruptcy or insolvency" with respect to a Member shall occur if such Member: applies for or consents to the appointment of a receiver, trustee or liquidator of all or a substantial part of his assets; or makes a general assignment for the benefit of creditors; or is adjudicated a bankrupt or an insolvent; or files a voluntary petition in bankruptcy or a petition or an answer seeking an arrangement with creditors or to take advantage of any bankruptcy, insolvency, readjustment of debt or similar law or statute, or an answer admitting the material allegations of a petition filed against him in any bankruptcy, insolvency, readjustment of debt or similar proceedings; or takes any action for the purpose of effecting any of the foregoing; or an order, judgment or decree shall be entered, with or without the application, approval or consent of such Member, by any court of competent jurisdiction, approving a petition for or appointing a receiver or trustee of all or a substantial part of the assets of such Member, and such order, judgment or decree shall continue unstayed and in effect for thirty days.

14. Dissolution and Liquidation

The Limited Liability Company shall terminate upon the occurrence of any of the following: the election by the Members to dissolve the Limited Liability Company made by the unanimous vote or consent of the Members; the occurrence of a Withdrawal Event with respect to a Member and the failure of the remaining Members to elect to continue the business of the Limited Liability Company as provided for in Article 14 above; or any other event which pursuant to this Agreement, as the same may hereafter be amended, shall cause a termination of the Limited Liability Company.

The liquidation of the Limited Liability Company shall be conducted and supervised by the Managing Members or if there be none then by a person designated for such purposes by the affirmative vote or consent of Members holding a majority of the Members' Percentage Interests (the "Liquidating Agent"). The Liquidating Agent hereby is authorized and empowered to execute any and all documents and to take any and all actions necessary or desirable to effectuate the dissolution and liquidation of the Limited Liability Company in accordance with this Agreement.

Promptly after the termination of the Limited Liability Company, the Liquidating Agent shall cause to be prepared and furnished to the Members a statement setting forth the assets and liabilities of the Limited Liability Company as of the date of termination. The Liquidating Agent, to the extent practicable, shall liquidate the assets of the Limited Liability Company as promptly as possible, but in an orderly and

businesslike manner so as not to involve undue sacrifice and in accordance with the provisions of the Delaware Limited Liability Company Act.

The proceeds of sale and all other assets of the Limited Liability Company shall be applied and distributed in the following order of priority: (a) to the payment of the expenses of liquidation and the debts and liabilities of the Limited Liability Company, other than debts and liabilities to Members; (b) to the payment of debts and liabilities to Members; (c) to the setting up of any reserves which the Liquidating Agent may deem necessary or desirable for any contingent or unforeseen liabilities or obligations of the Limited Liability Company, which reserves shall be paid over to an attorney-at-law admitted to practice in the State of Delaware as escrowee, to be held for a period of two years for the purpose of payment of the aforesaid liabilities and obligations, at the expiration of which period the balance of such reserves shall be distributed as hereinafter provided; (d) to the Members in proportion to their respective capital accounts until each Member has received cash distributions equal to any positive balance in his capital account, in accordance with the rules and requirements of Treasury Reg. Section 1.704-1(b)(2)(ii)(b); and (e) to the Members in proportion to the Members' Percentage Interests.

The liquidation shall be complete within the period required by Treasury Reg. Section 1.704-1(b)(2)(ii)(b).

If the Liquidating Agent shall determine that it is not practicable to liquidate all of the assets of the Limited Liability Company, the Liquidating Agent may retain assets having a fair market value equal to the amount by which the net proceeds of liquidated assets are insufficient to satisfy the debts and liabilities referred to above. If, in the absolute judgment of the Liquidating Agent, it is not feasible to distribute to each Member his proportionate share of each asset, the Liquidating Agent may allocate and distribute specific assets to one or more Member in such manner as the Liquidating Agent shall determine to be fair and equitable, taking into consideration the basis for tax purposes of each asset.

Upon compliance with the distribution plan, the Members shall cease to be such, and the Managing Members shall execute, acknowledge and cause to be filed such certificates and other instruments as may be necessary or appropriate to evidence the dissolution and termination of the Limited Liability Company.

15. Representations Of Members

Each of the Members represents, warrants and agrees that the Member is acquiring the interest in the Limited Liability Company for the Member's own account as an investment and not with a view to the sale or distribution thereof; the Member, if an individual, is over the age of 21, or if the Member is an organization, such organization is duly organized, validly existing and in good standing under the laws of its State of organization and that it has full power and authority to execute and perform its obligations under this Agreement; and the Member shall not dispose of such interest or any part thereof in any manner which would constitute a violation of the Securities Act of 1933, the Rules and Regulations of the Securities and Exchange Commission, or any applicable laws, rules or regulations of any State or other governmental authorities, as the same may be amended.

16. Certificates Evidencing Membership

A Certificate of Membership issued by the Managing Members shall evidence every membership interest in the Limited Liability Company. Each Certificate of Membership shall set forth the name of the Member holding the membership interest and the Member's Percentage Interest held by the Member, and shall bear the following legend:

The membership interest represented by this certificate is subject to, and may not be transferred except in accordance with, the provisions of the Operating Agreement of Land Supplier LLC, dated as of August 1, 2021, as the same from time to time may be amended, a copy of which Operating Agreement is on file at the principal office of the Limited Liability Company.

The Members agree promptly to deliver to the Managing Members any Certificates of Membership previously issued for the purpose of adding the foregoing legend thereto.

17. Notices

All notices, demands, requests or other communications which any of the parties to this Agreement may desire or be required to give hereunder shall be in writing and shall be deemed to have been properly given if sent by FedEx or similar private express service or by registered or certified mail, return receipt requested, with postage prepaid, addressed as follows: (a) if to the Limited Liability Company, to the Limited Liability Company c/o the Managing Members at their address first above written or to such other address or addresses as may be designated by the Limited Liability Company or the Managing Members by notice to the Members pursuant to this Article 17; (b) if to the Managing Members, to the Managing Members at their address first above written or to such other address or addresses as may be designated by the Managing Members by notice to the Limited Liability Company and the Members pursuant to this Article 18; and (c) if to any Member, to the address of said Member first above written, or to such other address as may be designated by said Member by notice to the Limited Liability Company and the other Members pursuant to this Article 17. Each Member shall keep the Limited Liability Company and the other Members informed of such Member's current address.

18. Amendments

This Agreement may not be altered, amended, changed, supplemented, waived or modified in any respect or particular unless the same shall be in writing and agreed to by the affirmative vote or consent of Members holding two-thirds of the Members' Percentage Interests. No amendment may be made to Articles 5, 7, 12 and 14 hereof, insofar as said Articles apply to the financial interests of the Members, except by the vote or consent of all of the Members. No amendment of any provision of this Agreement relating to the voting requirements of the Members on any specific subject shall be made without the affirmative vote or consent of at least the number or percentage of Members required to vote on such subject.

19. Miscellaneous

This Agreement and the rights and liabilities of the parties hereunder shall be governed by and determined in accordance with the laws of the State of Delaware. Every provision of this Agreement is intended to be severable. If any provision of this Agreement shall be invalid or unenforceable, such invalidity or unenforceability shall not affect the other provisions of this Agreement, which shall remain in full force and effect.

The captions in this Agreement are for convenience only and are not to be considered in construing this Agreement. All pronouns shall be deemed to be the masculine, feminine, neuter, singular or plural as the identity of the person or persons may require. References to a person or persons shall include partnerships, corporations, limited liability companies, unincorporated associations, trusts, estates and other types of entities. The Managing Members and the Members collectively are referred to herein as the Members. Any one of the Members is referred to herein as a Member. References to the Internal Revenue Code shall mean the Internal Revenue Code of 1986, as amended, and any successor or superseding Federal revenue statute.

This Agreement, and any amendments hereto may be executed in counterparts all of which taken together shall constitute one agreement.

This Agreement sets forth the entire agreement of the parties hereto with respect to the subject matter hereof. It is the intention of the Members that this Agreement shall be the sole source of agreement of the parties, and, except to the extent a provision of this Agreement provides for the incorporation of Federal income tax rules or is expressly prohibited or ineffective under the Delaware Limited Liability Company Act, Delaware Statutes Annotated, Chapter 18, Title 6, *et seq.*, as the same may be amended from time to time, this Agreement shall govern even when inconsistent with, or different from, the provisions of any applicable law or rule. To the extent any provision of this Agreement is prohibited or otherwise ineffective under the Delaware Limited Liability Company Act, Delaware Statutes Annotated, Chapter 18, Title 6, *et seq.*, such provision shall be considered to be ineffective to the smallest degree possible in order to make this Agreement effective under the Delaware Limited Liability Company Act, Delaware Statutes Annotated, Chapter 18, Title 6, *et seq.* If the Delaware Limited Liability Company Act, Delaware Statutes Annotated, Chapter 18, Title 6, *et seq.*, is subsequently amended or interpreted in such a way to make any provision of this Agreement that was formerly invalid valid, such provision shall be considered to be valid from the effective date of such interpretation or amendment.

Subject to the limitations on transferability contained herein, this Agreement shall be binding upon and inure to the benefit of the parties hereto and to their respective heirs, executors, administrators, successors and assigns.

No provision of this Agreement is intended to be for the benefit of or enforceable by any third party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

In the presence of:

Member 1

Shelby McCary
Print:

Print:

Member 2

John Murphy.
Print:

Print:

Member 3

Print:

Print:

Member 4

Print:

Print:

AMENDMENT TO ARTICLES OF ORGANIZATION/
OPERATING AGREEMENT

There was presented to the members an amendment to the managing member for the company. After consideration by the members of the company, it was

RESOLVED, that the following amendment be made: wynanne Boebert has stepped down as managing member Robert VAUGHN is 100% managing member.

The Secretary shall amend the document, file the document with the proper state agencies, if necessary, and distribute the amended document to the members of the company.

Members:

Robert Vaughn
Wynanne Boebert

R Vaughn
W. Boebert

this has been signed and executed this 10TH DAY of November, 2024.

State of Delaware
Secretary of State
Division of Corporations
Delivered 01:31 PM 07/20/2021
FILED 01:31 PM 07/20/2021
SR 20212751504 - File Number 6097926

CERTIFICATE OF FORMATION
OF
Land Supplier LLC

FIRST: The name of the limited liability company is: Land Supplier LLC

SECOND: Its registered office in the State of Delaware is located at 16192 Coastal Highway, Lewes, Delaware 19958, County of Sussex. The registered agent in charge thereof is Harvard Business Services, Inc.

IN WITNESS WHEREOF, the undersigned, being fully authorized to execute and file this document have signed below and executed this Certificate of Formation on this July 20, 2021.

Harvard Business Services, Inc., Authorized Person
By: Michael J. Bell, President

H-23-39 Aerial Map

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

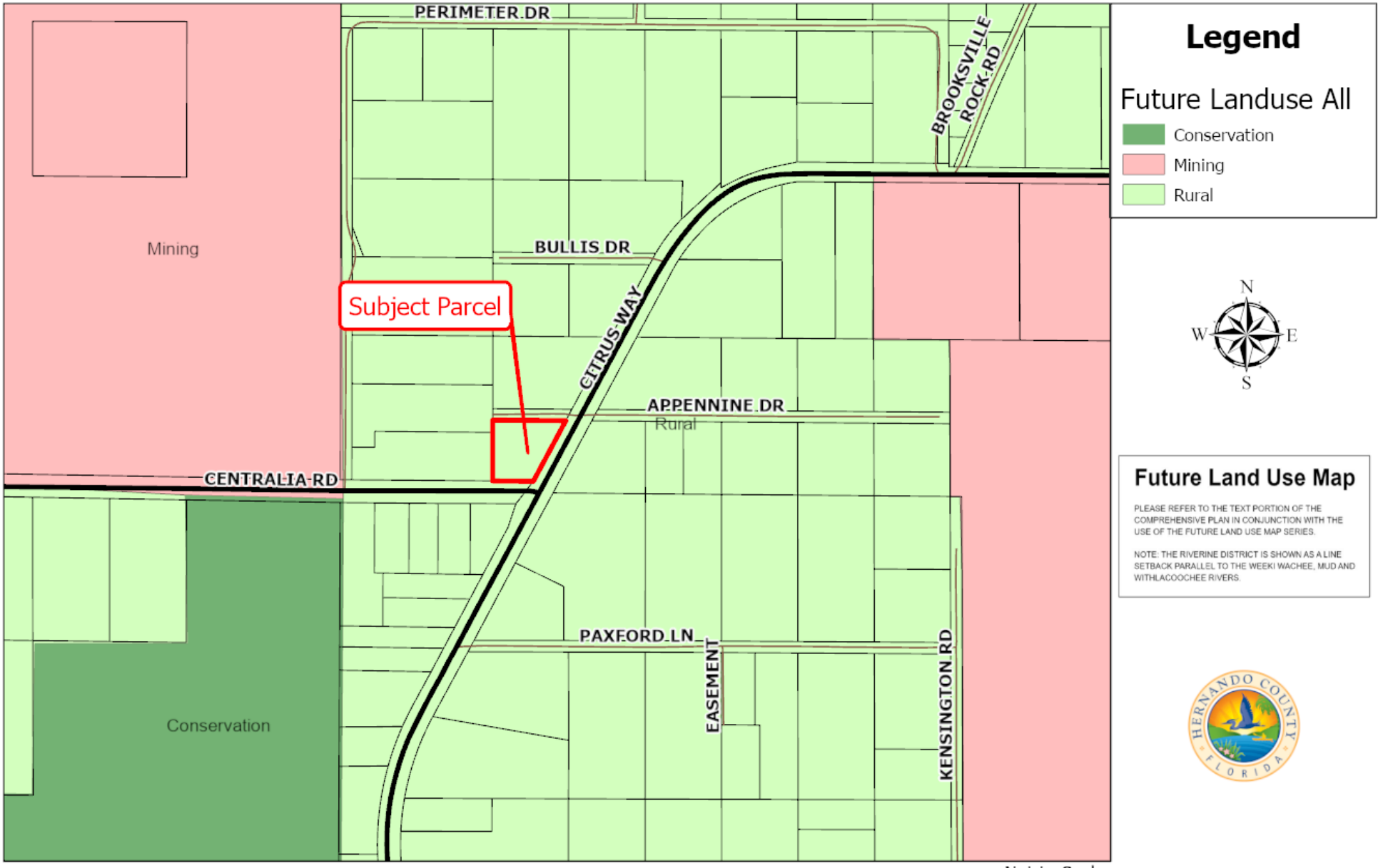


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-23-39

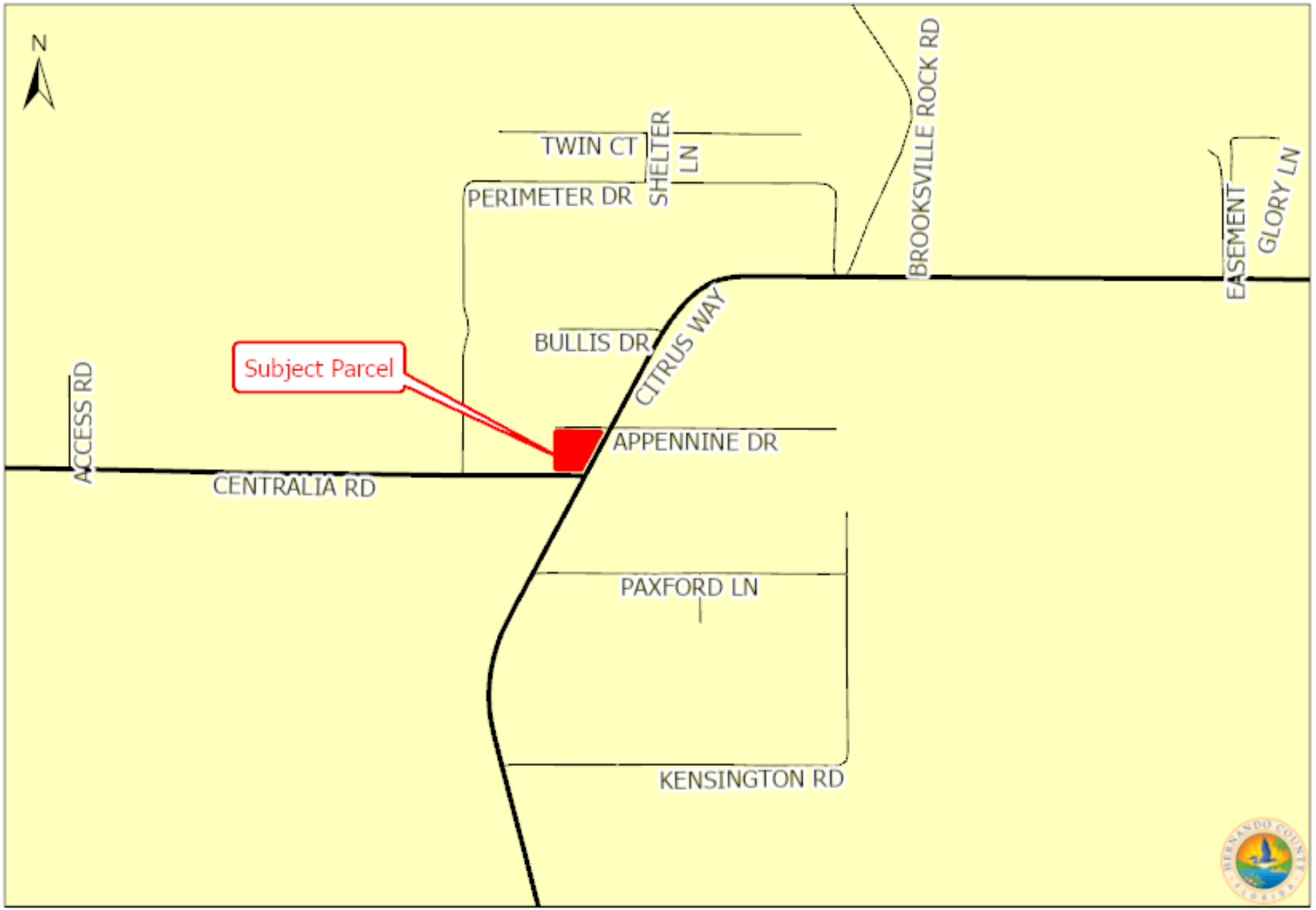
Version Date: 5/11/2026



Not to Scale.

H-23-39 Area Map

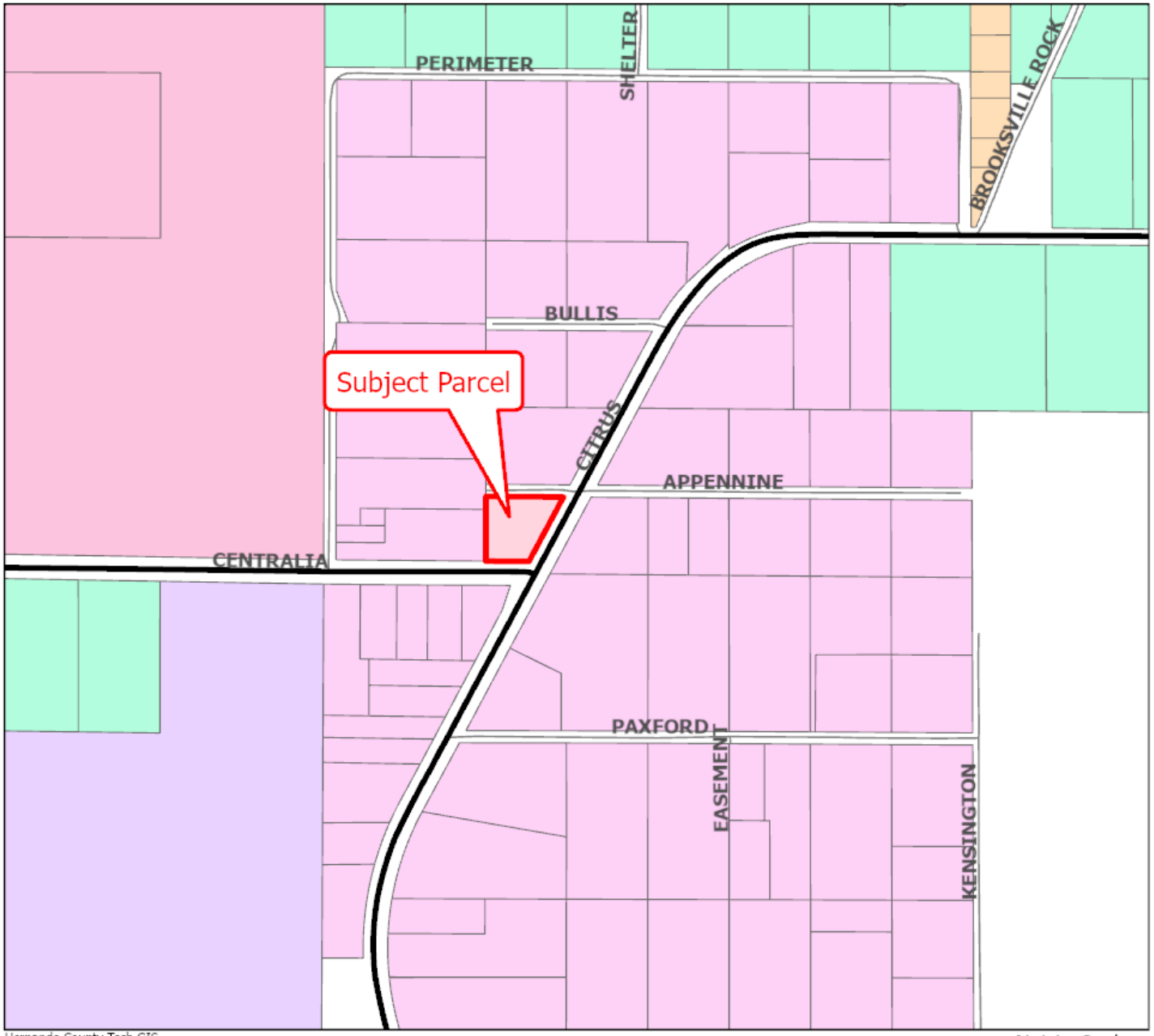
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

H-23-39 Zoning Map

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

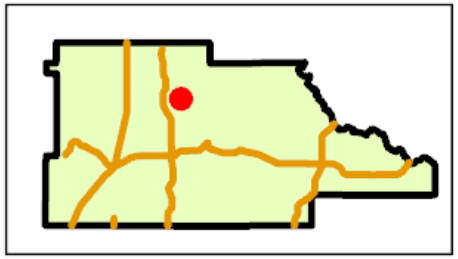


Legend

Zoning_

- AG
- AR2
- C1
- CV
- M
- R1C





Hernando County Tech GIS
with Hernando County Planning Department
Project date: May 11, 2026

Not to Scale.



From: Victoria Via
To: Robert Santucci; Administration Resource Object
Cc: Michelle Miller
Subject: RE: Information on rezoning of Parcel 574480 owner Land Supplier LLC
Date: Wednesday, May 6, 2026 12:29:00 PM
Attachments: image003.png

Good afternoon Robert,

The computer generates the 500' directly from any spot of the subject parcel. It is not a uniform circle due to the fact that the parcel is not a circle. Thank you for bringing the sign to our attention. This case will be postponed at the upcoming Planning and Zoning hearing due to the applicant not satisfying the advertising requirements with the sign laying on the ground. With this postponement, please be aware that the Board will only be requesting to hear any citizen comments on matters on the postponement.

Your comments will still be placed within the agenda for the commission to read. Any other citizens whom provide comments prior to the June 8, 2026 Agenda being posted will also be include in that Agenda for the commission to read as well.

I hope this alleviates your immediate concerns.

Thank you,

Victoria Via | Agenda Coordinator
Hernando County Planning Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057
Email: vvia@hernandocounty.us
Website: http://www.hernandocounty.us

From: Robert Santucci <tuch01@hotmail.com>
Sent: Wednesday, May 6, 2026 7:13 AM
To: Victoria Via <VVia@co.hernando.fl.us>; Administration Resource Object <Administration@co.hernando.fl.us>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: Re: Information on rezoning of Parcel 574480 owner Land Supplier LLC

CAUTION: This email originated from outside the organization. Do not click links or

open attachments unless you recognize the sender and know the content is safe.

Hello

Due diligence from the county and property owner has not taken place to legally inform the public of the impending decisions. I would like to have my comments heard at the meeting. I am not going to argue about how the map was drawn and who should be informed, because my property is 2 feet outside the ununiform circle . The fact of the matter is that the required signage and notifications by the county and landowner have not been posted. As attached the required signage were thrown on the ground and not visual to anyone. As I said in the previous e-mail that either wasn't read or was just ignored. If that means I need to request my comments be put on the agenda and I will need to show up please put me on the agenda.

1) The drainage in the area is already insufficient and some of the homeowners have already reported flooding issues during storms. Addition commercial development would only add to the issues

2) No one was informed about the original rezoning of the property from AR-2 to commercial so no one in the area knew about it.

3) Traffic is already bad at the dangerous intersection in a rural **residential area** and there are no plans to upgrade the roads at all this will only increase the traffic and make it more dangerous

4) We bought and invested in our homes in a rural residential are not a commercial area. If they want to put in commercial use property there are plenty on US 19 just a few miles away.

Robert Santucci

163030 Centralia Rd

Brooksville ,FL 34614

Email: tuch01@hotmail.com

Cell # 1-352-650-6150

From: Victoria Via <VVia@co.hernando.fl.us>
Sent: Tuesday, May 5, 2026 8:47 PM
To: tuch01@hotmail.com <tuch01@hotmail.com>

Cc: Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: RE: Information on rezoning of Parcel 574480 owner Land Supplier LLC

Good evening,

You are just outside of the 500' of the property to receive notification. I have attached the photo below to show this. I have marked your parcel in yellow, those in blue have received notification and are within 500' of the subject property. Any public comment you would like to submit I can include with the Agenda, The Agenda will be published no later than end of day tomorrow.



Please let me know if you have any questions.

Thank you,

Victoria Via | Agenda Coordinator
Hernando County Planning Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057

Email: vvia@hernandocounty.us

Website: http://www.hernandocounty.us

From: Robert Santucci <tuch01@hotmail.com>
Sent: Tuesday, May 5, 2026 9:23 AM
To: Administration Resource Object <Administration@co.hernando.fl.us>; Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Information on rezoning of Parcel 574480 owner Land Supplier LLC

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Hernando County Board Of County Commissioners

Good Morning

I was informed by a neighbor last night that there is an application for rezoning meeting for the subject property listed above. (Parcel Key Number 574480) I am within 500' of the property and never received any notification. My understanding is that they would like to rezone the property to a different type of commercial use other than what it is zoned for. The problem is that no one was informed it was rezoned from AR2 to commercial in the first place. I am right across the street and have never received any notification about any of the plans or been invited to any of the county meetings to discuss the plans. The plans submitted will be detrimental to the area and the already stressed infrastructure, making it a more dangerous

intersection worse. Another side effect to the proposed rezoning if it goes through would be additional flooding to the surrounding homes already experiencing excess water from poorly designed and maintained drainage form the existing county right aways. Will input from people in direct contact to the proposed area be notified or have any input in the matter?

Robert Santucci

163030 Centralia Rd

Brooksville ,FL 34614

Email: tuch01@hotmail.com

Cell # 1-352-650-6150

Meeting: 05/11/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17455
Legal Request Number:
Bid/Contract Number:

TITLE
Rezoning Petition Submitted by Williams Realty and Investments Inc. (H2603)

BRIEF OVERVIEW
Rezoning Request:
Rezoning from AG (Agricultural) to PDP(GC)/ Planned Development Project (General Commercial) with specific C-4 uses.

General Location:
North side of Power Line Road approximately 7003 feet from Lockhart Road

Parcel Key Number:
396770

Summary of Applicant's Request:
The Petitioner is requesting a rezoning from AG (Agricultural) to PDP(GC) Planned Development Project (General Commercial) with specific C-4 uses to allow for the development of a concrete batch plant. The proposed facility will operate Monday through Saturday from 7:00 a.m. to 6:00 p.m. and it is expected to employ approximately 30 to 50 people. All improvements, including operational areas and parking, are proposed within the interior of the northwest portion of the subject property, on approximately five (5) acres.

STRATEGIC PLAN INITIATIVES
The request is consistent with Strategic Theme A, "Economic and Workforce Development".

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request to rezone from AG (Agricultural) to PDP GC (General Commercial) with specific C-4 uses with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	04/29/2026 2:17 PM
Victoria Via	Approved	04/29/2026 2:43 PM
Natasha Lopez Perez	Approved	05/01/2026 12:38 PM
Toni Brady	Approved	05/05/2026 8:03 PM
Victoria Via	Approved	05/06/2026 1:42 PM

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	May 11, 2026 July 7, 2026
APPLICANT:	Williams Realty and Investments Inc.	
FILE NUMBER:	H-26-03	
REQUEST:	Rezoning from AG (Agricultural) to PDP(GC)/ Planned Development Project (General Commercial) with specific C-4 uses.	
GENERAL LOCATION:	North side of Power Line Road approximately 7003 feet from Lockhart Road	
PARCEL KEY NUMBER(S):	396770	

APPLICANT'S REQUEST

The Petitioner is requesting a rezoning from AG (Agricultural) to PDP(GC) Planned Development Project (General Commercial) with specific C-4 uses to allow for the development of a concrete batch plant. The proposed facility will operate Monday through Saturday from 7:00 a.m. to 6:00 p.m. and it is expected to employ approximately 30 to 50 people. All improvements, including operational areas and parking, are proposed within the interior of the northwest portion of the subject property, on approximately five (5) acres.

Although the subject property is adjacent to residentially zoned land to the east, the proposed improvements are located approximately 1,100 feet from the nearest PDP(SF) (Planned Development Project – Single Family) zoned property, providing substantial separation from existing residential uses.

SITE CHARACTERISTICS

Site Size:	38.4 acres (Petitioner plans on using 5 acres for concrete plant)
Surrounding Zoning; Land Uses:	North: AG (Agricultural) South: Pasco County East: PDP(SF)/ Planned Development Project (Single Family) West: AG (Agricultural)
Current Zoning:	PDP(SF) Planned Development Project (Single Family)
Future Land Use Map Designation:	I-75/ SR 50 PDD

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently provide water or wastewater to this parcel. Water and Wastewater are not available to this parcel. HCUD has no objection to the zoning change from AG to PDP to allow a concrete batch plant on the parcel.

ENGINEERING REVIEW

The subject site is on Northside of Powerline Road approximately 7,003 feet from Lockhart Road. The County Engineer has reviewed the petitioner's request and provided the following comments:

- The petitioner may be required to submit a traffic analysis. This is based on the overall trip generation of the project, which shall be determined at site development permitting.

LAND USE REVIEW

The petitioner is proposing a concrete batch plant; this use is consistent with the I-75/SR 50 Planned Development District (PDD) designation on the Future Land Use Map (FLUM). This district is specifically intended to facilitate high-intensity economic development at a critical transportation node. The project aligns with Future Land Use Goal 1.07, which encourages a mix of industrial and commercial uses that capitalize on the proximity to the interstate.

Setbacks:

The petitioner has proposed the following setbacks for the location of the concrete batch plant and associated improvements.

- North: 100'
- South: 900'
- East: 1083.7'
- West: 100'

Comments: While the eastern setback is significantly larger than minimum requirements, it is appropriate based on the proximity of this use to the adjacent PDP(SF) zoned property. The large setback provides for an appropriate transition between uses and preservation of the existing single-family residential neighborhood.

Buffers:

The petitioner has proposed the following perimeter buffers:

- North: 20'
- South: 20'
- East: 20'
- West: 20'

A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential or agricultural.

The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) feet and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Comments: The petitioner will need to set aside 2.688 acres for 7% natural vegetation.

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and 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: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.

Parking:

County Land Development Regulations require a minimum of Three and a half (3.5) parking spaces per One Thousand (1,000) square feet of gross-floor area. The total parking shall be calculated at the time of site development permitting.

Landscape:

The petitioner must 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.

COMPREHENSIVE PLAN REVIEW

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:

a. Standards for a multi-modal transportation network encompassing access, circulation and connection among and between public and private properties;
b. Planning for infrastructure needs to accommodate wastewater, potable water, fire and emergency medical service, recreation and schools;
c. Concentration of commercial uses, mixed uses and town-center type development along and/or easily accessed from SR-50, including park and ride opportunities for future inter-county transit;
d. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
e. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
f. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;

g. Standards to create a "sense of place."

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.

Strategy 1.05A(4): The County shall coordinate with the plans of the Florida Department of Transportation for SR 50 and I-75 in order to ensure that the transportation network is closely coordinated with land uses in the PDD.

Strategy 1.05A(5): The County shall utilize the I-75/SR-50 Area Plan document dated September 4, 2007, and the I-75/SR-50 Area Circulation Plan Study dated April 2013, both hereby incorporated by reference, as a guide for the consistency of proposals for development, and the overall infrastructure needs and plans in the PDD.

Strategy 1.05A(6): The County shall identify and implement feasible funding mechanisms to accommodate public infrastructure needs for the PDD.

Comments: The subject site is within the I-75/S.R. 50 PDD and is consistent with the PDD requirements for the area. This use may provide critical workforce and economic opportunities for the single-family and multifamily units that are currently approved for development within the Planned Development District. Additionally, the proposed use will be required to pay all required surcharge fees toward the infrastructure improvements necessary to facilitate the district's development.

FINDINGS OF FACT

The rezoning request from AG (Agricultural) to PDP(GC) Planned Development Project (General Commercial) with specific C-4 uses is appropriate due to the following findings of fact:

The parcel is located within the I-75/S.R. 50 PDD which is consistent with the PDD requirements for the area.

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 to rezone from AG (Agricultural) to PDP GC (General Commercial) with specific C-4 uses with the following performance conditions:

1. A comprehensive wildlife survey shall be provided by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

2. The petitioner must 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, as applicable.

3. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

4. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

5. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.

6. The total parking shall be calculated at the time of site development permitting.

7. If approved, the petitioner must provide a minimum of seven percent (7%) 2.688 acres of natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

8. Setbacks:
   - North: 100'
   - South: 900'
   - East: 1083.7'
   - West: 100'

9. Buffers
   - North: 20'
   - South: 20'
   - East: 20'
   - West: 20'

10. The petitioner shall provide a revised plan in compliance with all performance conditions within 30 calendar days of receipt from county staff of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

RECEIVED
NOV 14 2025
Hernando County Development Services
Zoning Division

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: _____

APPLICANT NAME: Williams Realty and Investment, Inc.
Address: 17728 U.S. 41
City: Spring Hill State: FL Zip: 34610
Phone: _____ Email: _____
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME:
Company Name: Darryl W. Johnston, Esq, Johnston Law Group PA
Address: 295 Brooksville Ave
City: Brooksville State: FL Zip: 34601
Phone: 352 796 5124 Email: dwj@djohnstonlaw.com

HOME OWNERS ASSOCIATION: ☐ Yes ☐ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 396770
2. SECTION 17, TOWNSHIP 23S, RANGE 21E
3. Current zoning classification: AG
4. Desired zoning classification: PDP-GC w/specific C-4 use for a batch plant
5. Size of area covered by application: 38.4 acres
6. Highway and street boundaries: Power Line Road
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: 10 minutes each)

PROPERTY OWNER AFFIDIVAT

I, Bonnie Williams, 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)*: _____
and *(representative, if applicable)*: Darryl W. Johnston, Johnston Law Group, P.A.
to submit an application for the described property.

X Bonnie Williams
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 7th day of November, 2025, by Bonnie Williams who is personally known to me or produced FL Drivers License as identification.

Teresa Brown
Signature of Notary Public

TERESA M BROWN
MY COMMISSION # HH 242494
EXPIRES: March 21, 2026
Notary Seal/Stamp

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

NARRATIVE – WILLIAMS REALTY AND INVESTMENTS, INC.

Proposal

This is a 38.4 acre parcel that is zoned Agricultural (AG). The property is located within the I-75/SR 50 PDD. The property has historically been used for sand excavation, but that use has been discontinued. The owner desires to install and operate a concrete batch plant on the western boundary of its property. We are requesting a rezoning to PDP(GC) with a specific C-4 use for a batch plant.

Access to the subject is from Power Line Road to the south. Zoning to the north and west is AG, to the east is PDP(SF) and to the south is Pasco County.

The buffers and setbacks for the project shall be as shown by the site plan, to wit: a 100' setback on the west and north and a 900' setback on the south and a 1037' setback on the east. It is anticipated the operating hours will be Monday through Saturday, 7:00 a.m. – 6:00 p.m.

Site and Environmental Characteristics

Most of the site has historically been used as a sand mine. The western part designated for the batch plant is secluded from the remainder of the site.

The entire site is within Zone X and does not lie within a flood zone. All surface water will be properly permitted and drained to approved drainage retention areas. There are no wetlands or water features.

There are no known endangered or protected species on site.

Site Plan and Impact to Public Facilities

The proposed site plan is attached. The only buildings and improvements are as shown on the site plan. No deviations are requested. The existing roadway network is capable of accommodating the requested use, and there will not be upgrades to signals or roadway network due to this site's traffic volume.

Water and sewer are not available to the site. Private well and septic will serve the site.

Conclusion

This rezoning to PDP(GC) with a specific C-4 use for a batch plant is consistent with the County's comprehensive plan and is compatible with the surrounding land uses. We request approval of this rezoning as stated above.

AFFECTED HOMEOWNERS ASSOCIATION (HOA)
CONTACT AFFIDAVIT

Instructions

1. All information must be completed on this affidavit prior to being signed in the presence of a Notary Public.

2. This affidavit must be returned to the Hernando County Planning Department in order to deem the application complete. No hearing shall be scheduled until such time the affidavit has been returned.

AFFIDAVIT

Application Name: Williams Realty and Investments, Inc.

File Number: _____

Before me, the undersigned authority, personally appeared Darryl W. Johnston
(Print or Type Name)
who, being duly sworn deposeth and says that the affected HOA named below has been contacted pursuant to Board of County Commissioner's Policy No. 37-01

HOA Name: Meritage Homes -

Contact Person: Tyler Vansant

I ~~met~~ communicated with the affected HOA on this the 19th day of September, 2025

(Signature)

State of Florida

County of Hernando

NOTARY PUBLIC
SEAL OF OFFICE:

On this the 6 day of November, 2025 before me, the undersigned Notary Public of the State of Florida, personally appeared

Darryl W. Johnston
(Name(s) of the Individual(s) who appeared before notary)

and whose name(s) is/are subscribed to the within instrument, and he/she/they acknowledge that he/she/they executed it.

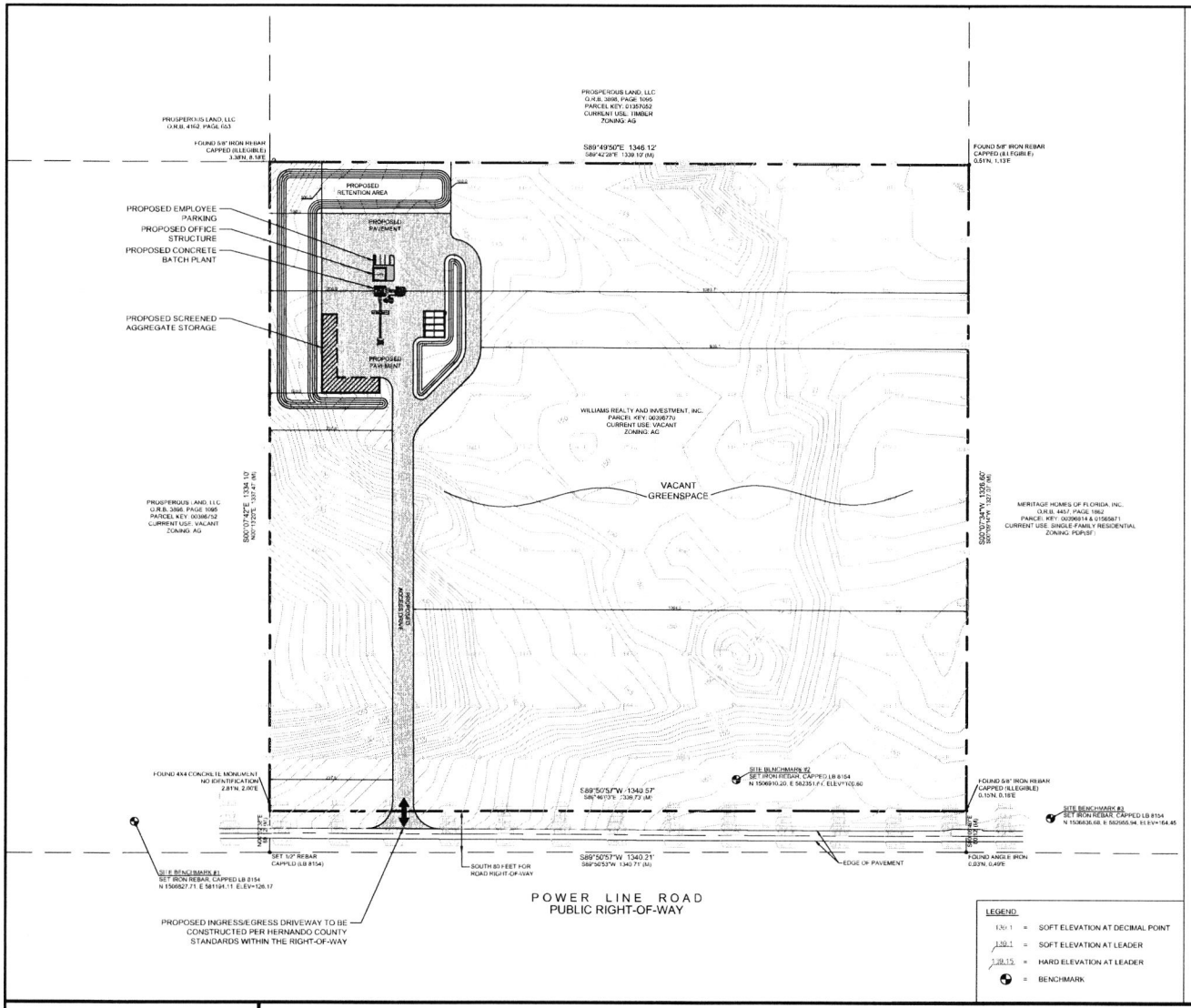
WITNESS my hand and official seal.

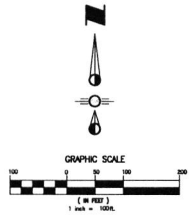
NOTARY PUBLIC STATE OF FLORIDA

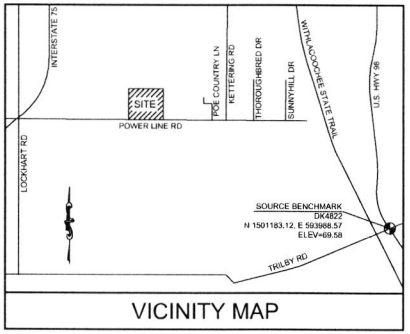
Notary Public State of Florida
Janet Aikens
My Commission HH 298437
Expires 8/10/2026

(Name of Notary Public: Print, Stamp or Type as Commissioned)

~ Personally known to me, or
~ Produced Identification: _____
(Type of Identification Produced)
~ DID take an oath, or ~ DID NOT take an oath.







VICINITY MAP

SITE DATA TABLE

TOTAL SITE AREA	38.6 ACRES (1,678,644 SF)
TOTAL PROJECT AREA	# ACRES (# SF)
PARCEL KEY PARCEL #	0039677/0 R17 123 21 0000 0010 0000
EXISTING ZONING CLASSIFICATION: PROPOSED ZONING CLASSIFICATION:	AG PDP
EXISTING LAND USE: PROPOSED LAND USE:	VACANT CONCRETE BATCH PLANT
FLOODZONE:	"X" PER PANEL NO. 12053C0376D EFF. 2/2/2012
BUILDING SETBACKS: FRONT: REAR: SIDE:	 75-FT 25-FT 35-FT

LEGAL DESCRIPTION

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA. LESS THE SOUTH 80.00 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

PROJECT NO.: C0106-J0022	
DRAWN BY: COD	
DWG: POWERLINE ROAD - PDP	
DATE: 03.25.2025	
SHEET 1 OF 1	

PLANNED DEVELOPMENT PLAN

CONCRETE BATCH PLANT
POWER LINE ROAD
BROOKSVILLE, FLORIDA

CIVIL ON DEMAND, LLC
15436 N FLORIDA AVE, STE 101
TAMPA, FL 33613
(813) 434-5744
DBERGIN@ONDEMANDFL.COM

SE-26-06 Aerial Map

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

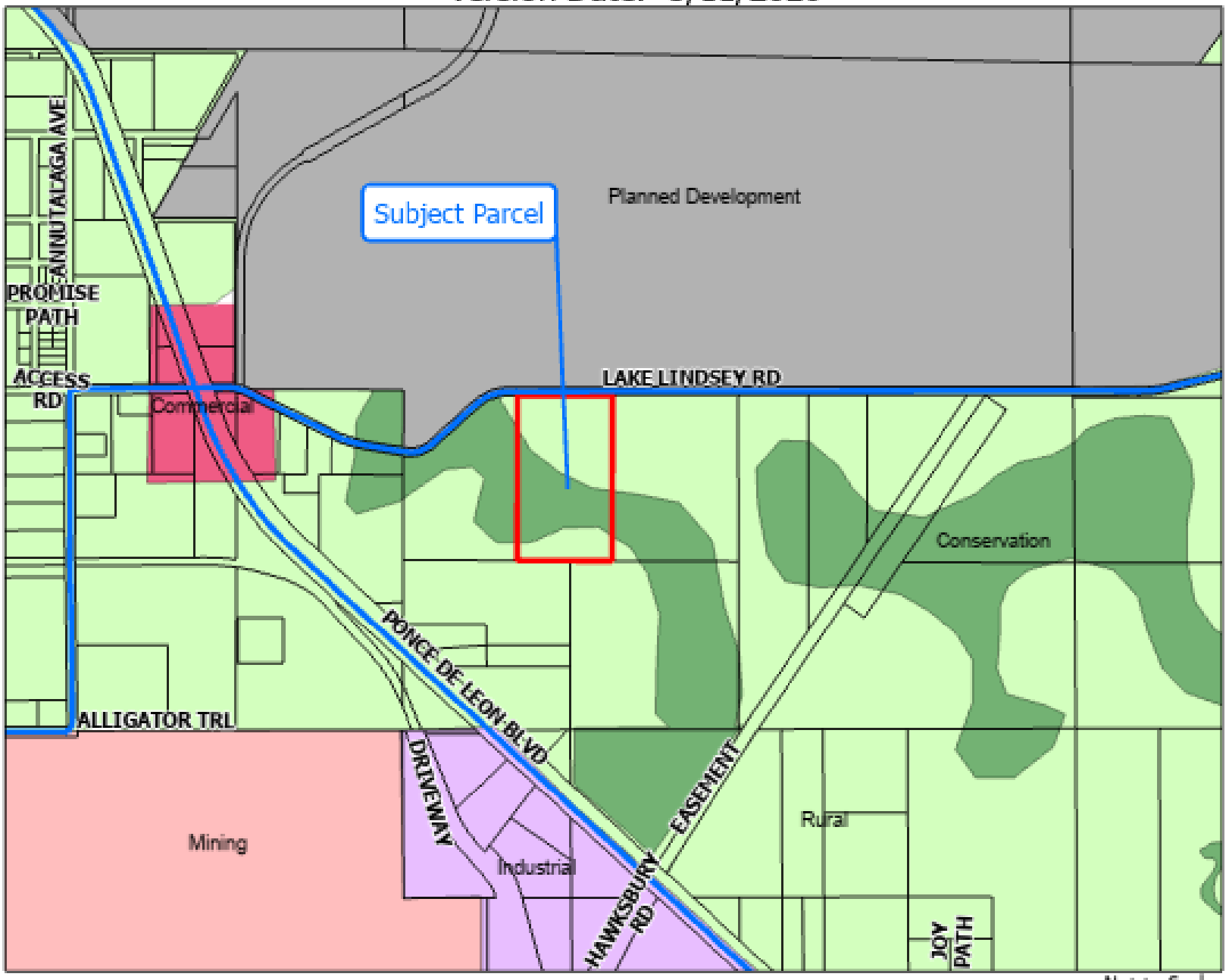


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: SE-26-06

Version Date: 5/11/2026



Legend

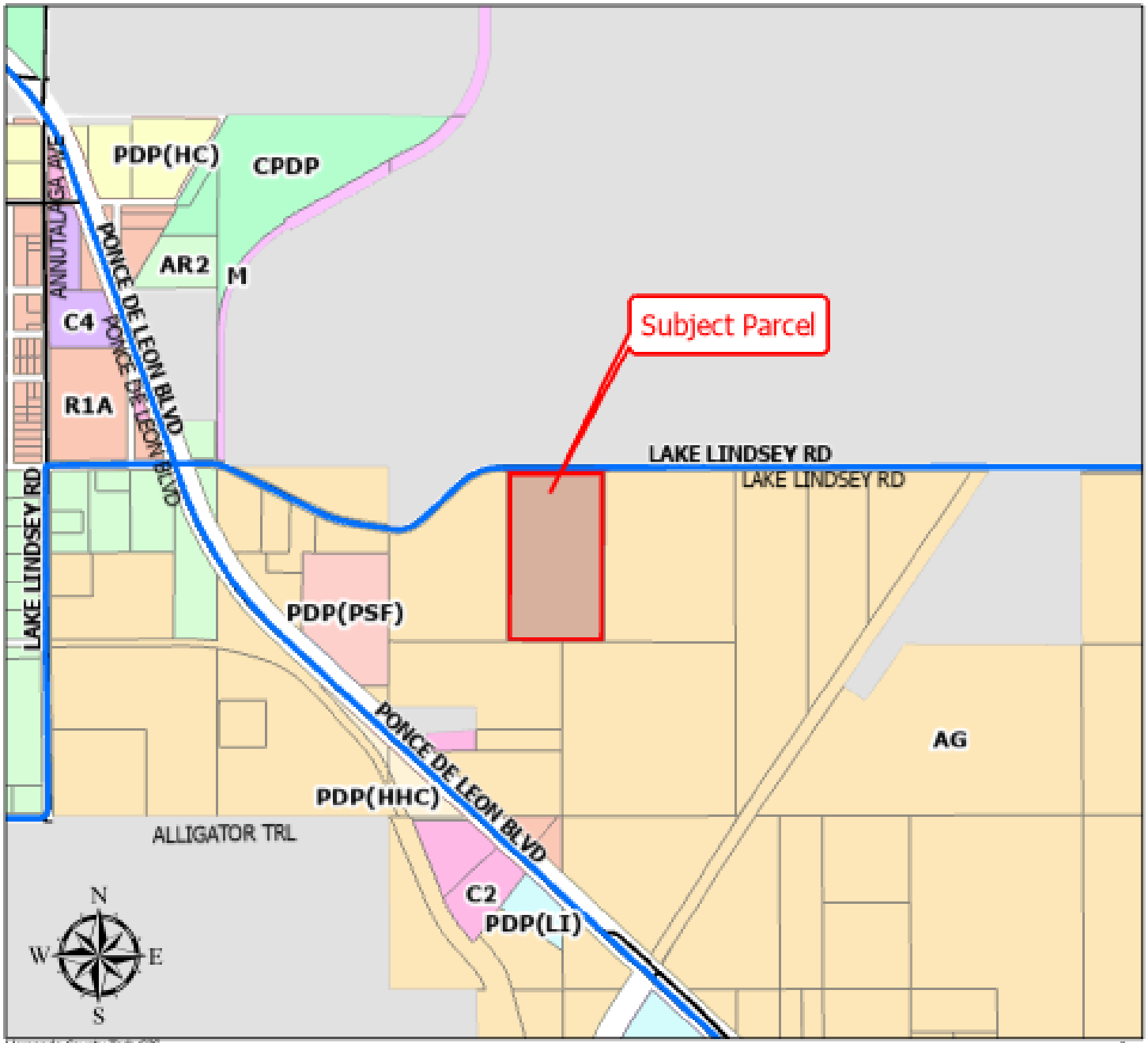
Future Landuse All

- Commercial
- Conservation
- Industrial
- Mining
- Planned Development
- Rural

Future Land Use Map

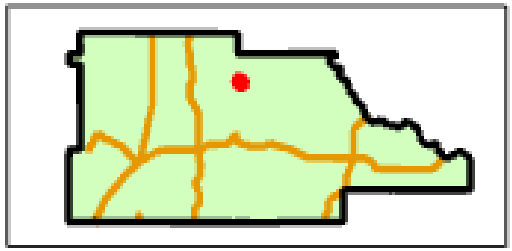
SE-26-06 Zoning Map

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



Legend

- AG
- AR2
- C2
- C4
- CPDP
- M
- PDP(HC)
- PDP(HHC)
- PDP(LI)
- PDP(PSF)
- R1A



Hernando County Tech GIS
with Hernando County Planning Department
Project date: May 11, 2026

Not to Scale.

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: Case No. H-26-03- Power Line Road
Date:	Wednesday, May 6, 2026 1:31:54 PM

From: Kathelyn Ramos <martinez.ramos@yahoo.com>
Sent: Tuesday, May 5, 2026 5:51 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Case No. H-26-03- Power Line Road

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning & Zoning Commission,

I am writing to oppose the rezoning request for Case H-26-03 on Power Line Road.

Allowing a concrete batch plant in this area would bring increased noise, traffic, air pollution, and environmental concerns that are not compatible with nearby residential communities. This type of development could also negatively impact property values and the quality of life for residents.

I respectfully ask that you deny this rezoning request to protect our community.

Thank you for your consideration.

Sincerely,
Kathelyn Ramos

From: Planning Resource Object
To: Victoria Via; Michelle Miller
Subject: FW: Written Opposition
Date: Wednesday, May 6, 2026 1:31:02 PM

From: Bailey <b9173y@gmail.com>
Sent: Wednesday, May 6, 2026 12:32 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Written Opposition

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Hernando County Planning & Zoning Commission:

I am writing in opposition to
Case No. H-26-03 - Power Line Road

Thank you very much,

Bailey Evans
29174 Fedora Cir
Brooksville, FL 34602

From:	Planning Resource Object
To:	Victoria Via; Michelle Miller
Subject:	FW: Opposition to Case No. H-26-03
Date:	Wednesday, May 6, 2026 1:30:51 PM

From: Ashley Neubauer <ashleynneubauer@gmail.com>
Sent: Wednesday, May 6, 2026 1:16 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to Case No. H-26-03

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Hernando County Planning & Zoning Commission:

I am writing to formally oppose Case No. H-26-03 regarding the proposed rezoning of property on Power Line Road from Agricultural (AG) to General Commercial (GC) for the development of a concrete batch plant.

I recently purchased a home in the Benton Hills area, and I strongly believe this type of heavy industrial development is not appropriate directly next to existing and growing residential communities.

I am concerned about the long-term impacts this project would have on the area, including increased heavy truck traffic, noise, dust, safety concerns, and the overall character of the community. Many families are continuing to move into this area, and approving industrial development of this nature so close to neighborhoods would permanently change the surrounding environment.

I respectfully ask the Planning & Zoning Commission to deny this rezoning request and preserve the area for uses that are more compatible with nearby residential development.

Thank you for your time and consideration.

Ashley Neubauer

From: Planning Resource Object
To: Victoria Via; Michelle Miller
Subject: FW: Opposition to Rezoning Request Case No. H-26-03 – Power Line Road
Date: Wednesday, May 6, 2026 1:30:44 PM

From: Tuwanna O'Neal <reachingtuwanna@gmail.com>
Sent: Wednesday, May 6, 2026 1:20 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to Rezoning Request Case No. H-26-03 – Power Line Road

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Planning & Zoning Commission,

I am writing to formally oppose Rezoning Request Case No. H-26-03 regarding the proposed rezoning of property on Power Line Road from Agricultural (AG) to General Commercial (GC) for the development of a concrete batch plant.

This type of heavy industrial development is not compatible with existing and planned residential and rural areas nearby. Approving this request would create long-term impacts on the community that cannot easily be reversed once the land is rezoned.

My concerns include:

- Increased air pollution from cement dust and diesel truck traffic, which can negatively affect the health of nearby residents.
- Excessive noise from heavy equipment, mixers, conveyors, and truck activity that would disrupt the peace and character of the area.
- Increased traffic congestion and road deterioration caused by heavy commercial truck use.
- Potential environmental risks to nearby land and waterways from runoff and industrial operations.
- Negative effects on property values and the overall rural and residential character of the community.

As a resident of the area, I am deeply concerned that this project could negatively affect my family's health, the health of surrounding residents, and the overall well-being of the community. I am especially concerned about the impact on vulnerable populations such as children, the elderly, individuals with respiratory conditions, and even local animals and wildlife that would be exposed to increased dust, pollution, noise, and industrial activity.

Power Line Road and the surrounding area should continue to support responsible growth that

protects residents, families, and nearby properties rather than introducing heavy industrial operations into close proximity with residential areas.

I respectfully ask the Planning & Zoning Commission to deny Case No. H-26-03.

Thank you for your time and consideration.

Sincerely,
Tuwanna O'Neal
5313 Fez Ct
Brooksville, FL 34602

TITLE

Master Plan Revision Submitted by Southeast Investments, Inc., On Behalf of Jacobsen Property Investment, LLC; Christopher Gandy; and William Samuelson and Melissa Samuelson (H2605)

BRIEF OVERVIEW

Request:
Master Plan Revision on parcel zoned PDP(GC)/ Planned Development Project (General Commercial) with limited C-2 uses

General Location:
Northeast corner of the intersection of Commercial Way and Hexam Road.

Parcel Key(s) Number:
79060, 79079, 79088, 79097, 79104, 79113, 79122, 79131, 79140, 79168, 79220

Summary of Applicant's Request:
The subject property was rezoned in 2007 from a mixed-use Planned Development Project (PDP) to a Planned Development Project (General Commercial) [PDP(GC)] with limited C-2 uses. The master plan expired and was reestablished and revised in 2013 ("existing master plan").

The existing master plan, located at the corner of Commercial Way and Hexam Road, includes parcel keys 79060, 79079, 79088, 79079, 79104, 79113, 79122, 79131, and 79140.

The petitioner is requesting a master plan revision to the existing master plan to (1) modify the external access points, change the permitted setbacks, and alter the proposed concept or design of the development; and (2) include and rezone the following parcels:

a. Parcel 79168, containing 2.80 acres, from Commercial C-2, Zoning Use for Storage to Planned Development Project (General Commercial)/PDP(GC); and
b. Parcel 79220, containing 1.90 acres, from R1-A to Planned Development Project (General Commercial)/PDP(GC).

The petitioner seeks no other changes to the uses previously permitted by in the existing master plan.

NOTE: After scheduling this matter for hearing before the Planning and Zoning Commission, but prior to approving the agenda for the hearing, the petitioner requested additional time to address the application, which Staff supports.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme A, "Economic and Workforce Development ".

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A (Zoning Code), Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan.

RECOMMENDATION
It is recommended that the Planning and Zoning Commission approve the petitioner's request for postponement to a date certain.

REVIEW PROCESS

Michelle Miller	Approved	04/30/2026 8:37 AM
Victoria Via	Approved	04/30/2026 8:42 AM
Natasha Lopez Perez	Approved	05/01/2026 3:47 PM
Toni Brady	Approved	05/05/2026 7:57 PM
Natasha Lopez Perez	Approved	05/06/2026 12:31 PM
Victoria Via	Approved	05/06/2026 2:45 PM

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	May 11, 2026 July 7, 2026
APPLICANT:	Southeast Investments	
FILE NUMBER:	H-26-05	
REQUEST:	Master Plan Revision on parcel zoned PDP(GC)/ Planned Development Project (General Commercial)	
GENERAL LOCATION:	Northeast corner of the intersection of Commercial Way and Hexam Road.	
PARCEL KEY NUMBER(S):	79060, 79079, 79088, 79097, 79104, 79113, 79122, 79131, 79140, 79168 79220	

APPLICANT'S REQUEST

The petitioner is requesting a Master Plan Revision to the existing master plan for the 14.2-acre property located at the corner of Commercial Way and Hexam Road to include parcel Keys (79060, 79079, 79088, 79079, 79104, 79113, 79122, 79131, 79140, 79168 79220). The Subject Property was rezoned in 2007 from a mixed-use Planned Development Project (PDP) to a Planned Development Project (General Commercial) [PDP(GC)] with limited C-2 uses.

In 2013 (H-13-11, Resolution 2013-119), the master plan was revised to allow pole signs while retaining all previously approved entitlements. The property is vested for:

- All C-1 uses
- Selected C-2 uses, including:
    - Drive-in restaurants
    - Automotive-related uses
    - Veterinary clinics
    - Alcohol sales
    - Printing services
    - Plant nurseries

The 2013 resolution outlined Six (6) commercial outparcels, five of which are (5) outparcels with a minimum 1.6 acres each and one (1) larger parcel for a shopping center with the maximum development of 150,000 square feet for the site.

The applicant's current proposal is to include:

- A retail grocery store
- An accessory fueling station with convenience store
- Commercial outparcels

Deviations Requested

The requested deviations include:

- Setbacks:
  - Commercial Way: 75' (deviation from 125')
  - Hexam Road: 20' (deviation from 75' only for fuel station canopy only)
- Buffer
  - Reduce the eastern buffer adjacent to the residential subdivision across Richmond Street from 10 feet to 5 feet and install a 6- foot-tall fence within the reduced buffer to achieve greater than 80% opacity.

SITE CHARACTERISTICS

Site Size	14.2 Acres	
Surrounding Zoning; Land Uses	North:	C2/ Commercial
	South:	ROW C2 & R1C:Hexam Road, Commercial, and Residential
	East:	ROW &R1C: Richmond Street & Residential
	West:	ROW, C2 and R1A: Commercial Way, Commercial and Residential
Current Zoning:	PDP(GC)	
Future Land Use Map Designation:	Commercial	

FIRE REVIEW

Hernando County Fire Rescue (HCFR) advises that the petitioner work closely with HCFR to remain in compliance with fire codes. An approved water supply capable of providing the required fire flow for fire protection must be available for all premises where facilities or buildings are constructed or relocated within the jurisdiction. The approved water supply shall meet the requirements of applicable code sections.

The maximum distance from the closest point on a building to a fire hydrant shall not exceed 400 feet (122 meters). Given the current fire station locations, the Fire Department does not have sufficient resources to respond to commercial development at this site. Therefore, HCFR may require that the developer execute a proportionate share mitigation agreement to offset the impacts on fire and emergency services. This will be determined at the time of site development at the discretion of the Fire Chief.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to these parcels. Water and wastewater are available to these parcels. HCUD has no objection to the master plan revision to modify the access points, setbacks, and concept.

Comments: The petitioner shall provide a utility capacity analysis and demonstrate connection to the central water and wastewater system at the time of site development.

ENGINEERING REVIEW

The subject site is located on Northeast corner of the intersection of Commercial Way and Hexam Road. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
- Richmond Street has been designated as a Reverse Frontage Road for this project. This project is required to connect to Richmond Street.
- Richmond Street will need to be paved to the Northern Property Line of parcel upon development.
- The proposed Frontage Road is required to meet Hernando County Standards. Frontage roads require a sidewalk along one side. Refer to Hernando County Facility Design Guideline IV-04/Frontage Roads.
- The placement of the frontage road, at the northern parcel, to provide future cross connectivity must align and not impede upon the existing parcel at key number 79168 and Hexam Road existing driveways alignment.
- The Parking and Layout, Driveway Entrance/Exits will be required to meet Hernando County Standards.
- The access connection to Hexam Rd. shall be right in / right out only.
- Hexam Road access shall be improved to prevent left in turning maneuvers. The petitioner shall work with the County Engineer as the time of site/building plan to address this requirement.
- A sidewalk is required the parcel length along Hexam Road.
- Sidewalk /pedestrian connectivity shall be provided from building(s) to the future sidewalk along Hexam Road and to the existing sidewalk along U.S. 19/Commercial Way.
- Access connection to Commercial Way must be authorized by Florida Dept. of Transportation/FDOT by an access management permit. This approval must be submitted with the building and site application.
- Project will have to meet the SWFWMD/South West Florida Water Management District Environmental Resource Permitting requirements: For all development properties, where the stormwater system is privately maintained, the issuance of an Environmental Resource Permit (ERP) – General, ERP Individual (not including minor stormwater system, noticed general or exemptions), by the SWFWMD and /or DEP, or a FDOT Drainage permit (for the portion of the project included in the FDOT Drainage permit) shall be deemed as confirmation of compliance with County Stormwater Standards.
    - If this condition is met the County's requirement for stormwater has been met and no additional permit or development order is required.
- The County will review to ensure there is appropriate access and ability to maintain the drainage systems, in case the county assumes maintenance in the future.
- Standard general permit for minor systems, noted general, exemptions, and any permit from SWFWMD, FDOT or DEP that does not receive a technical review by a Professional Engineer will be reviewed by the County for compliance with County stormwater requirements.

LAND USE REVIEW

The petitioner is requesting a Master Plan Revision on parcel zoned PDP(GC)/ Planned Development Project (General Commercial).

The petitioner was previously approved for the following specific C-2 uses:

- Drive-in restaurants
- Tire and automotive accessory establishments
- Automotive specialty establishments
- Veterinarian and animal clinics or hospital service establishment
- Alcoholic beverage dispensation
- Publishing and printing service establishments
- Domestic rental establishments
- Retail plant nurseries
- Automobile service establishments

No changes are being requested to the approved C-2 uses.

Residential Protection Standards:

The subject site shall be subject to the following Residential Protection Standards, in accordance with Appendix A, Article VIII, Section 6.

- There shall be no speakers or other sound equipment located within 100 feet of any single-family residential district property line.
- There shall be no buildings containing alcoholic beverage dispensation establishments, convenience stores, or automotive and truck repair establishments located within 100 feet of any single-family residential district property line.
- No commercial activities which include customer entrances, drive-up windows, ordering boxes, or loading/unloading areas shall be allowed to operate between the hours of 12 midnight and 7:00 a.m. within 100 feet of any single-family residential district property line.
- No building within 100 feet of any single-family residential district property line shall be more than 20 feet in height.
- All loading bays and loading docks must be a minimum of 100' from any single-family residential district property line. Additionally, all loading bays and loading docks must be screened from view from the public right-of-way or single-family residential district property line. Screening may include landscape plantings, berms, fences or walls.
- Air conditioning and/or other operational equipment must be oriented away from single family residentially zoned property or screened to minimize noise impacts and reduce visual incompatibility to the single family residentially zoned property. Screening may include landscape plantings, berms, fences or walls.

Building Height

The petitioner has proposed a maximum building height of 45 feet. Along any adjacent properties zoned Agriculture or Residential; to maintain compatibility with residential standards, the petitioner shall have no building exceeding a maximum building height of 20- feet. In the case the building exceeds 20 feet in height the building setback shall be 100 feet. If the master plan is approved, the petitioner shall be required to provide the following building heights:

- Maximum Building Height 45'/20' Along Residential parcels

Setbacks:

Perimeter Setbacks:

- Commercial Way: 75' (Deviation from 125')
- North: 20'
- Hexam Road 20' (deviation from 75' only for fuel station canopy only)
- East: 35'

Comments: The proposed setbacks meet the minimum County Land Development Regulations (LDR's) required setbacks for the District. The petitioner has requested gas station canopy setbacks of 20'. The County LDRs do not have minimum canopy setbacks for a gas station; however, gas stations must meet all other commercial standards.

For any adjacent properties zoned Residential, staff recommends a building setback of one hundred (100) feet if the proposed commercial building exceeds twenty (20) feet in height, to maintain compatibility with surrounding residential standards.

Minimum Internal setbacks:

- North: 20'
- South: 20'
- East: 35'
- West: 35'

Buffers:

The petitioner has proposed the following perimeter buffers for the subject site:

- Front (Cortez Blvd): 20' Undisturbed Enhanced buffer
- North: 10' Undisturbed Enhanced buffer
- Rear (Richmond St): 10' Undisturbed Enhanced buffer
- Hexam Road: 10' Undisturbed Enhanced buffer

Comments: The petitioner proposes a 5-foot-wide vegetative buffer with 80% opacity and a 6-foot wall or opaque fence along Richmond Drive. However, buffering must meet the Community Appearance Ordinance requirements wherever the property borders residential areas and along all edges next to public rights-of-way. Buffers may include berms, fences, or walls.

If approved, the petitioner must provide enough buffering to reduce noise impacts on nearby homes. In addition, a 10-foot-wide vegetative buffer with 80% opacity and a 6-foot wall or opaque fence is required along the east side of the property on Richmond Road. The wall or fence should be placed inside the buffer, with landscaping facing the residential properties.

Signs:

County LDRs require that any commercially zoned parcel(s) with less than one hundred (100) linear feet of road frontage will be allowed one (1) sign not to exceed one hundred (100) square feet in sign area. Commercially zoned parcels with a road frontage in excess of one hundred (100) linear feet will be allowed one (1) square foot of sign area per linear foot of road frontage with a maximum of two hundred (200) square feet of sign area. For commercially zoned parcels on all other roads and for parcels within any zoning district other than commercial or residential – Maximum fifty (50) square feet of sign area.

Shopping centers, malls, strip plazas and other buildings housing more than one (1) business or activity may display no more than one (1) sign for each two hundred (200) feet of frontage, provided they are at least two hundred (200) feet apart along public streets and provided each sign does not exceed the maximum allowed according to subsection (1) herein. The petitioner has requested a deviation from the sign ordinance in order to allow pole signs. The deviation is not justified, and the petitioner must provide all on-site advertising signs, including outparcels, as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code.

The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) of the buildings developed on the subject property.

Minimum County Required Sign Setbacks (based on total sign surface area):

- Up to 75 square feet in area: 5' from property line
- 75 square feet and up to 150 square feet in area: 10' from property line
- 150 square feet or greater: 20' from property line

Large Retail Development

The petitioner is proposing a large retail project totaling 150,000 square feet, including outparcels. The plan shows five outparcels, with the remaining space used for the main shopping center.

County regulations require any development over 65,000 square feet to be approved as a Planned Development Project. Because of the project's size and intensity, the County may add conditions to make sure it fits the location.

The following items must be reviewed under the County's Large Retail Development requirements.

1. Enhanced screening and/or location of air conditioning and/or operational equipment.

Comments: All operational equipment such as A/C units will be located on the rooftops for the majority of the retail establishment. Smaller buildings must have their ground mounted units screened by enhanced landscaping and screened from view from the public right-of-way.

2. Limitations on hours of operation to ensure operational compatibility.

Comments: The petitioner has indicated one or more businesses may operate for 24 hours a day.

3. Screening and/or location of loading areas and loading docks.

Comments: The County LDRs require that all loading bays and loading docks must be screened from view from the public right-of-way. Screening may include landscape plantings, berms, fences and/or walls. Loading is intended along Richmond Drive. The petitioner has proposed a 10' wide vegetative buffer with 80% opacity and a 6' wall or opaque fence.

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.

Parking:

In accordance with the Hernando County Land Development Regulations, Retail uses are required to provide parking at a rate of 4 spaces per 1000 square feet. And 1 space per Point of Sale.

COMPREHENSIVE PLAN REVIEW

The subject site is located within the Commercial Land use designation on the County's adopted 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. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

Objective 1.04G: The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational, and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

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.

Comments: The request is consistent with the Comprehensive Plan, compatible with surrounding uses, and provides adequate residential protection for existing surrounding residential developments.

FINDINGS OF FACT

A Master Plan revision on parcel zoned PDP(GC)/ Planned Development Project (General Highway Commercial to Include C-2 Uses is appropriate due to the following findings of fact:

1. The request is consistent with the Comprehensive Plan Strategies for the location of commercial development and the surrounding commercial uses.

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 Master Plan revision on parcel zoned PDP(GC)/ Planned Development Project (General Commercial) to Include C-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 comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. The petitioner must 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.

4. The petitioner shall provide a utility capacity analysis and connection to the utility system(s), as required by ordinance, at time of site development.

5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.

6. The driveways, parking spaces, and overall site layout shall be required to meet all applicable County standards, as outlined in the facility design guidelines.

7. Richmond Street has been designated as a Reverse Frontage Road for this project. This project is required to connect to Richmond Street.

8. Richmond Street will need to be paved to the Northern Property Line of parcel upon development.

9. The proposed Frontage Road is required to meet Hernando County Standards.

10. Frontage roads require a sidewalk along one side. Refer to Hernando County Facility Design Guideline IV-04/Frontage Roads.

11. The placement of the frontage road, at the northern parcel, to provide future cross connectivity must align and not impede upon the existing parcel at key number 79168 and Hexam Road existing driveways alignment.

12. Access to Hexam Road shall be limited to right-in/right-out movements only..

13. Hexam Road access point shall be designed and improved to prevent left-turn ingress movements. Coordination with the County Engineer will be required during the site plan design phase.

14. Sidewalk required the parcel length along Hexam Road.

15. Sidewalk /pedestrian connectivity shall be provided from building(s) to the future sidewalk along Hexam Road and to the existing sidewalk along U.S. 19/Commercial Way.

16. Access to Commercial Way must be authorized by the Florida Department of Transportation (FDOT) through an access management permit.

17. The project must comply with Environmental Resource Permitting (ERP) requirements of the Southwest Florida Water Management District (SWFWMD).
    - For development projects with privately maintained stormwater systems, issuance of one of the following shall constitute compliance with County stormwater standards:
        - ERP General Permit
        - ERP Individual Permit (excluding minor stormwater systems, noticed general permits, or exemptions)
        - FDOT Drainage Permit (for applicable project areas)
    - If one of the above permits is obtained, no additional County stormwater permit or development order will be required.
    - The County will review the project to ensure adequate access and the ability to maintain the drainage system, should maintenance be assumed in the future.
    - Any permit classified as a general permit for minor systems, noticed general permit, exemption, or any permit issued by SWFWMD, FDOT, or DEP that does not include technical review by a Professional Engineer will be subject to County review for compliance with County stormwater requirements.

18. The petitioner was previously approved for the following specific C-2 uses:
    - Drive-in restaurants
    - Tire and automotive accessory establishments
    - Automotive specialty establishments
    - Veterinarian and animal clinics or hospital service establishment
    - Alcoholic beverage dispensation
    - Publishing and printing service establishments
    - Domestic rental establishments
    - Retail plant nurseries
    - Automobile service establishments

19. The maximum building height shall be 45 feet, except on parcels abutting residential properties, where the maximum building height shall be limited to 20 feet.

20. Minimum Perimeter Setbacks:

    - Commercial Way: 75' (Deviation from 125')
    - North: 20'
    - Hexam Road 20' (deviation from 75' only for fuel station canopy only)
    - East: 35'

21. Minimum Internal setbacks:

    - North: 20'
    - South: 20'
    - East: 35'
    - West: 35'

22. Minimum Buffers:
    - Front (Cortez Blvd): 20' Undisturbed Enhanced buffer
    - North: 10' Undisturbed Enhanced buffer
    - Rear (Richmond St): 10' Undisturbed Enhanced buffer
    - Hexam Road: 10' Undisturbed Enhanced buffer

23. The petitioner shall meet all of the Large Retail Project design standards as indicated in the County's Land Development Regulations.

24. The project shall be limited to 150,000 square feet including all outparcels.

25. The petitioner shall provide a master sign plan at the time of site development (or conditional plat if the property is to be subdivided). All on-site signage, including signage for outparcels, shall be designed as part of a unified signage system and shall be limited to ground-mounted monument-type signs. Monument signs shall have a maximum height of ten (10) feet from grade to the bottom edge of the sign and must comply with all applicable provisions of this Code. The predominant sign materials shall be consistent with the architectural materials of the principal buildings on the subject property (e.g., brick, stone, etc.).

26. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

27. In accordance with the Hernando County Land Development Regulations, Retail uses are required to provide parking at a rate of 4 spaces per 1000 Square feet. The applicant will be required to demonstrate compliance with all applicable parking requirements at the time of site plan review for the proposed commercial development.

28. A 10' wide vegetative buffer with 80% opacity and a six (6) foot wall or opaque fence shall be provided on the east side of the property along Richmond Road. The wall or fence shall be placed along the inside of the buffer with landscape facing residential uses.

29. The petitioner shall work closely with the Hernando County Fire Rescue to remain in compliance with fire codes.

30. The maximum distance from the closest point on a building to a fire hydrant shall not exceed 400 feet (122 meters).

31. Hernando County Fire Rescue may require that the developer execute a proportionate share mitigation agreement to offset the impacts on fire and emergency services. This will be determined at the time of site development at the discretion of the Fire Chief. Given the current fire station locations, the Fire Department does not have sufficient resources to respond to commercial development at this site.

32. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of Board of County Commissioners action from Development Services Staff. Failure to submit the revised plan will result in no further development permits being issued.

From: Michelle Miller
To: Kyle Benda
Cc: Robin Reinhart; Victoria Via
Subject: RE: Postponement Needed - H2506
Date: Wednesday, May 6, 2026 11:36:58 AM

Hi Kyle,

This email will suffice. Thank you so much for all of your assistance and flexibility. We will keep you on the July BOCC meeting.

Michelle L. Miller, M.S. | Planning Manager
Planning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Cell: 352-442-7448
Email: mlmiller@hernandocounty.us
Website: http://www.hernandocounty.us
Office Hours: Monday – Friday, 7:30 AM – 4:00 PM

"Believe in yourselves. Dream. Try. Do Good." – Mr. Feeny

Note: Please be advised that Hernando County has transitioned to the Tyler Enterprise Permitting and Licensing System for the processing of all permit and planning applications.

The link to **register** as a contractor in Tyler Civic Access is https://hernandocountyfl-energovweb.tylerhost.net/apps/selfservice#/home.

The link to **submit applications** through Tyler is: www.HernandoCounty.us/CivicAccess

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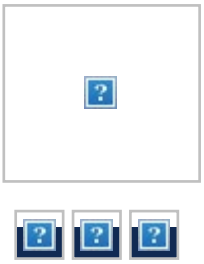
From: Kyle Benda <kylebenda@bendalawfirm.com>
Sent: Wednesday, May 6, 2026 11:33 AM
To: Michelle Miller <MLMiller@co.hernando.fl.us>
Cc: Robin Reinhart <RReinhart@co.hernando.fl.us>; Victoria Via <VVia@co.hernando.fl.us>
Subject: RE: Postponement Needed - H2506

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Michelle, Robin, and Victoria,

I spoke with my client and we consent to postponing our P and Z hearing until June so long as we stay on the July BOCC hearing. Do you need me to attend the May hearing to formally request this?

Sincerely,



Kyle J. Benda, Esq.

(352) 232-5757
kyle@bendalawfirm.com
www.bendalawfirm.com
270 North Broad Street ,
Brooksville, Florida 34601

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From: Kyle Benda
Sent: Wednesday, May 6, 2026 9:54 AM
To: 'Michelle Miller' <MLMiller@co.hernando.fl.us>
Cc: 'Robin Reinhart' <RReinhart@co.hernando.fl.us>; 'Victoria Via' <VVia@co.hernando.fl.us>
Subject: RE: Postponement Needed - H2506

Hey Michelle,

I spoke with Natasha and it looks like we are going to have to postpone our P and Z hearing on this matter to the June meeting. It is my understanding that we will still be able to keep the BOCC hearing for July, right?

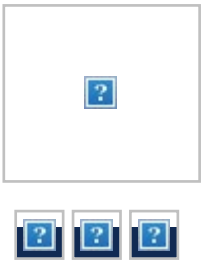
What I discussed with Natasha is that I will update the application form to show that the request is from Beecher Jacobsen on behalf of BDJ Sales, LLC (the company that owns Jacobsen Property Investment, LLC). I will also update the application form to show that we are requesting a rezoning from PDP(GC) with limited C-2 uses, C-2, and R1-A to a new master plan rezoning for all parcels being PDP(GC) as set forth in the site plan. I will then update the narrative just to clarify what parcels are vested and what new parcels are being added (essentially to accommodate the new SWFWMD stormwater rules for the site).

I will also submit a formal notice of the traffic engineer that will appear along with his contact information.

Is there a deadline I need to get you all of this by? I am trying to get it as soon as possible, but I want to make sure we get everything to you in time for the June P and Z meeting.

Let me know if you have any questions.

Sincerely,



Kyle J. Benda, Esq.

(352) 232-5757
kyle@bendalawfirm.com
www.bendalawfirm.com
270 North Broad Street ,
Brooksville, Florida 34601

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From: Kyle Benda
Sent: Wednesday, May 6, 2026 9:15 AM
To: 'Michelle Miller' <MLMiller@co.hernando.fl.us>
Cc: Robin Reinhart <RReinhart@co.hernando.fl.us>; Victoria Via <VVia@co.hernando.fl.us>
Subject: RE: Postponement Needed - H2506

Hey Michelle,

Thank you for providing me this information. I heard from my client that we will not be able to get the updated signature from Mr. Jacobsen but I just want to clear some things up with you and ultimately Natasha to see if we can still stay on the P and Z agenda for Monday. I'm going to run some things by you but then I'm going to call Natasha directly as well.

First, I'm not sure why we need to update who Beecher is signing on behalf of. He clearly has the authority to bind all of the companies listed. I'm not sure what the concern is about adding "on behalf of BDJ Sales, Inc."

Second, we only have a traffic expert coming, so I can get you his name really easily, it is Michael Raysor.

Lastly, any confusion about the rezoning being requested and the effect on the vested entitlements for the property can be cleared up at our hearing on Monday, so I'm not sure why anything with the narrative needs to be revised. Everyone will be at the hearing on Monday and I will be prepared to answer any technical questions about the change sought.

If I can clear things up with Natasha, are you comfortable keeping this on for Monday?

Sincerely,

Kyle J. Benda, Esq.

(352) 232-5757
kyle@bendalawfirm.com
www.bendalawfirm.com
270 North Broad Street ,
Brooksville, Florida 34601

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From: Michelle Miller <MLMiller@co.hernando.fl.us>
Sent: Tuesday, May 5, 2026 4:01 PM
To: Kyle Benda <kylebenda@bendalawfirm.com>
Cc: Robin Reinhart <RReinhart@co.hernando.fl.us>; Victoria Via <VVia@co.hernando.fl.us>
Subject: Postponement Needed - H2506

Hi Kyle,

I apologize for the very late request, but unfortunately, we are going to have to postpone this application.

The County Attorney's Office has reviewed the application and has a list of questions and concerns that need to be addressed before they will approve the item for the Planning and Zoning Commission. Unfortunately, there is not enough time to finalize everything in time.

Please see below:

A few matters to address:

a. Deed: The deeds reflects that Jacobsen Property Investments, LLC, is the owner of some of the properties; however, Jacobsen Property Investments, LLC, is not listed under Sunbiz. Rather, Jacobsen Property Investment, LLC, appears as an active company under Sunbiz. The only difference is the "s" after "Investment" that differs in the names. It appears to be a minor error, but I just wanted to bring it to your attention in the event issues arise.

b. Signature: Great job getting signatures from all required parties. The only issue with signature is property owned by Jacobsen Property Investment, LLC, signed by Beecher Jacobsen. Given that the authorized representatives are BDJ Sales, LLC, and WCJ, Inc., please have Beecher Jacobsen signs the application again to reflect

as “Beecher Jacobsen of BDJ Sales, LLC.” Of course, because there’s a change to the application, it would need to be re-executed and re-notarized.

c. Expert Witnesses: The application indicates that they intend to have expert witnesses testify. Please ensure they provide a list of their expert witnesses, as required.

d. Revision Request: I am confused with the request as stated in the agenda. The application does not specify their request, but the narrative states they seek “to modify the external access points, change the permitted setbacks, and alter the proposed concept or design of the development.”

   The agenda, instead, states that the petitioner is requesting a master plan revision on their 14.2-acre property to include several parcel key numbers, indicating that the revision is to include those parcels, as they were not previously in the master plan.

   I’m just confused on what is requested considering the difference in requests. Are they including all those parcels because they were not previously included in it, or are they seeking the specified changes quoted in the narrative?

   Also, just seeking confirmation: is the Master Plan zoned PDP(GC) with specific C-2 uses, or just PDP(GC)?

Let’s plan on discussing so we can address and get this on the June P&Z. I will do what I can to keep the item scheduled for the July BOCC meeting so the final action is not delayed.

Michelle L. Miller, M.S. | Planning Manager
Planning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Cell: 352-442-7448
Email: mlmiller@hernandocounty.us
Website: http://www.hernandocounty.us
Office Hours: Monday – Friday, 7:30 AM – 4:00 PM

“Believe in yourselves. Dream. Try. Do Good.” – Mr. Feeny

Note: Please be advised that Hernando County has transitioned to the Tyler Enterprise Permitting and Licensing System for the processing of all permit and planning applications.

The link to **register** as a contractor in Tyler Civic Access is https://hernandocountyfl-energovweb.tylerhost.net/apps/selfservice#/home.

The link to **submit applications** through Tyler is: www.HernandoCounty.us/CivicAccess

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

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: _____

APPLICANT NAME: Southeast Investments, Inc.
Address: 151 Sawgrass Corner Drive, Suite 202
City: Ponte Vedra Beach State: FL Zip: 32082
Phone: 337-412-7702 Email: nwhitley@ferbercompany.com
Property owner's name: *(if not the applicant)* Jacobsen Property Investment, LLC and William/Melissa Samuelson

REPRESENTATIVE/CONTACT NAME: Kyle J. Benda, Esq.
Company Name: Benda Law
Address: 270 N. Broad St.
City: Brooksville State: FL Zip: 34601
Phone: 352-232-5757 Email: kyle@bendalawfirm.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 79060, 79079, 79088, 79097, 79104, 79113, 79122, 79131, 79140, 79220
2. SECTION 12, TOWNSHIP 22 S, RANGE 17 E
3. Current zoning classification: PDP(GC)
4. Desired zoning classification: PDP(GC)
5. Size of area covered by application: 14.2 acres
6. Highway and street boundaries: Commercial Way and Hexam Road
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, Beecher Jacobsen, 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)*: Southeast Investments, Inc.
and *(representative, if applicable)*: Kyle J. Benda, Esq. of Benda Law
to submit an application for the described property.

_____
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ Pinellas
The foregoing instrument was acknowledged before me this 10 day of March, 20 26, by Beecher Jacobsen who is personally known to me or produced _____ as identification.

Sheila McCracken
Signature of Notary Public

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

Notary Seal/Stamp

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

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: 3/10/26

APPLICANT NAME: Southeast Investments, Inc.
Address: 151 Sawgrass Corner Drive, Suite 202
City: Ponte Vedra Beach State: FL Zip: 32082
Phone: 337-412-7702 Email: nwhitley@ferbercompany.com
Property owner's name: *(if not the applicant)* Jacobsen Property Investment, LLC and William/Melissa Samuelson

REPRESENTATIVE/CONTACT NAME: Kyle J. Benda, Esq.
Company Name: Benda Law
Address: 270 N. Broad St.
City: Brooksville State: FL Zip: 34601
Phone: 352-232-5757 Email: kyle@bendalawfirm.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 79060, 79079, 79088, 79097, 79104, 79113, 79122, 79131, 79140, 79220
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6. Highway and street boundaries: Commercial Way and Hexam Road
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, William Samuelson, 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)*: Southeast Investments, Inc.
and *(representative, if applicable)*: Kyle J. Benda, Esq. of Benda Law
to submit an application for the described property.

_____
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ Pinellas
The foregoing instrument was acknowledged before me this 10th day of March, 20 26, by William Samuelson who is personally known to me or produced Florida Driver License as identification.

_____
Signature of Notary Public

KASSEY REEVES
Notary Public
State of Florida
Comm# HH600249
Expires 11/11/2028

Notary Seal/Stamp

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

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

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: _____

APPLICANT NAME: Southeast Investments, Inc.
Address: 151 Sawgrass Corner Drive, Suite 202
City: Ponte Vedra Beach State: FL Zip: 32082
Phone: 337-412-7702 Email: nwhitley@ferbercompany.com
Property owner's name: *(if not the applicant)* Jacobsen Property Investment, LLC and William/Melissa Samuelson

REPRESENTATIVE/CONTACT NAME: Kyle J. Benda, Esq.
Company Name: Benda Law
Address: 270 N. Broad St.
City: Brooksville State: FL Zip: 34601
Phone: 352-232-5757 Email: kyle@bendalawfirm.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 79060, 79079, 79088, 79097, 79104, 79113, 79122, 79131, 79140, 79220
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6. Highway and street boundaries: Commercial Way and Hexam Road
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, Melissa Samuelson, 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)*: Southeast Investments, Inc.
and *(representative, if applicable)*: Kyle J. Benda, Esq. of Benda Law
to submit an application for the described property.

Melissa Samuelson
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ Pinellas
The foregoing instrument was acknowledged before me this 10th day of March, 20 26, by Melissa Samuelson who is personally known to me or produced FL D.L. as identification.

Alexander Claudio
Signature of Notary Public

Alexander Claudio
Comm.: HH 708697
Expires: Aug. 11, 2029
Notary Public - State of Florida

Notary Seal Stamp

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

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. _____ Official Date Stamp:

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: 3/13/26

APPLICANT NAME: Southeast Investments, Inc.
Address: 151 Sawgrass Corner Drive, Suite 202
City: Ponte Vedra Beach State: FL Zip: 32082
Phone: 337-412-7702 Email: nwhitley@ferbercompany.com
Property owner's name: *(if not the applicant)* Jacobsen Property Investment, LLC and William/Melissa Samuelson

REPRESENTATIVE/CONTACT NAME: Kyle J. Benda, Esq.
Company Name: Benda Law
Address: 270 N. Broad St.
City: Brooksville State: FL Zip: 34601
Phone: 352-232-5757 Email: kyle@bendalawfirm.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 79060, 79079, 79088, 79097, 79104, 79113, 79122, 79131, 79140, 79168, 79220
2. SECTION 12, TOWNSHIP 22 S, RANGE 17 E
3. Current zoning classification: PDP(GC)
4. Desired zoning classification: PDP(GC)
5. Size of area covered by application: 14.2 acres
6. Highway and street boundaries: Commercial Way and Hexam Road
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, Christopher A. Gandy, 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)*: Southeast Investments, Inc. and *(representative, if applicable)*: Kyle J. Benda, Esq. of Benda Law 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 13th day of March, 20 26, by Christopher Gandy who is personally known to me or produced driver's license as identification.

_____
Signature of Notary Public

KYLE J. BENDA
Notary Public
State of Florida
Comm# HH517532
Expires 4/17/2028

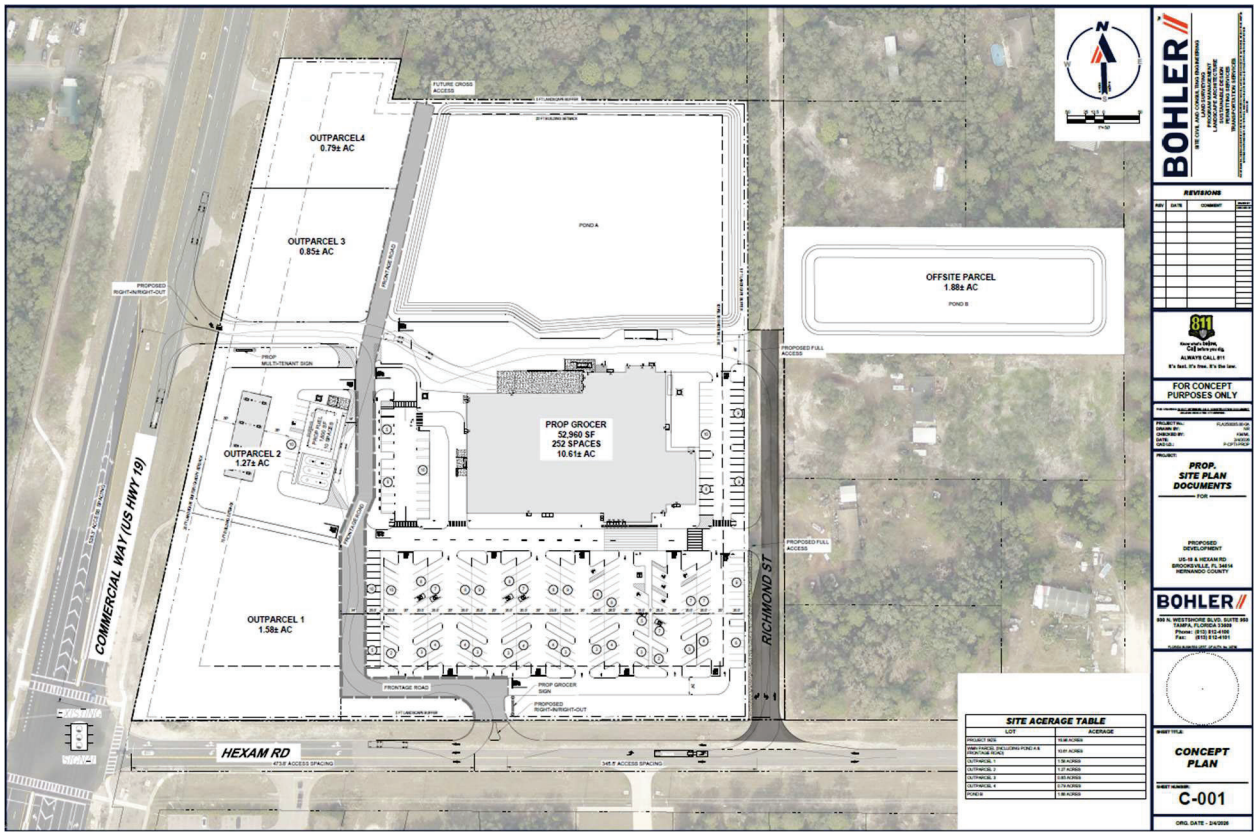
Notary Seal/Stamp

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

Master Plan Revision Amended Narrative

The applicant proposes a major revision of the existing master plan for property located at the corner of Commercial Way and Hexam Road, Hernando County Property Appraiser Key Numbers 79060, 79079, 79088, 79097, 79104, 79113, 79122, 79131, 790140, 79168, and 79220 (the "Subject Property"). This is a major revision because it seeks to modify the external access points, change the permitted setbacks, and alter the proposed concept or design of the development. *See* App. A, Art. VIII, § 4, Hernando County Code of Ordinances ("Code"). This application was first submitted to Hernando County (the "County") on December 3, 2025, but this Amended Narrative is submitted to add an additional parcel east of Richmond Avenue, Parcel Key Number 79220, for additional drainage and stormwater facilities serving the Subject Property.

The applicant seeks to revise the existing master plan on the 14.2-acre Subject Property. While the applicant seeks the same uses as permitted by the current zoning of the Subject Property, a retail grocery store with an accessory fueling station and convenience store, it seeks reduced setbacks fronting Commercial Way, reduced setbacks on a portion of Hexam Road, and the removal of a paved Richmond Street connecting to Boston Avenue to the north in favor of a true frontage road through the Subject Property. This application, if approved, will construct what has been contemplated and approved for this property since 2007. The proposed site plan is below:



Vested Entitlements

In 2007, the Subject Property was original rezoned from a mixed-use Planned Development Project ("PDP") zoning including Recreational, General Commercial, and Residential uses to Planned Development Project (General Commercial) ("PDP(GC)") with limited C-2 uses. In 2013, through H-13-11 as approved by Resolution 2013-119, the master plan was revised with a sign deviation to allow pole signs and retained all previous entitlements. The Subject Property is vested for all C-1 uses and the following specific C-2 uses from the Code:

- Drive-in restaurants
- Tire and automotive accessory establishments
- Automotive specialty establishments
- Veterinarian and animal clinics or hospital service establishment
- Alcoholic beverage dispensation
- Publishing and printing service establishments
- Retail plant nurseries
- Automobile service establishments.

Pursuant to Appendix A, Article VIII, if substantial performance is not initiated according to a master plan within two years of its approval, the master plan becomes null and void; however, "[t]he intensity[1]/density[2] is retained under the zoning approval," but a new master plan meeting the existing Code is required.

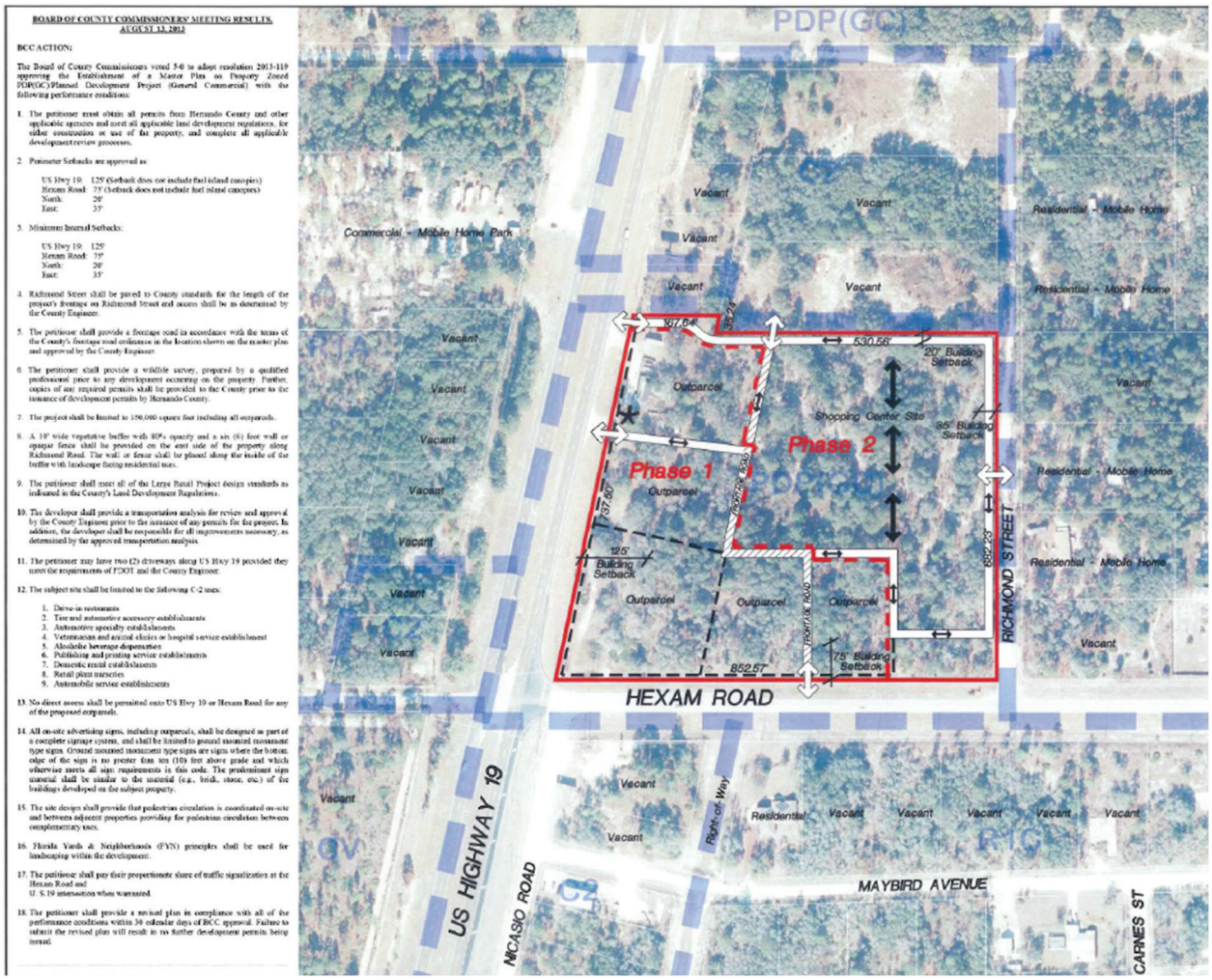
Pursuant to Resolution 2013-119, the Subject Property has a vested density of 6 commercial outparcels: 5 commercial outparcels each occupying a minimum of 1.6 acres and 1 large commercial outparcel for the creation of a shopping center from the remaining area on the Subject Property. Also based on Resolution 2013-119, the Subject Property has the following vested intensity:

- 125' setback from Commercial Way, which does not include fuel island canopies
- 75' setback from Hexam Road, which does not include fuel island canopies
- A total development of 150,000 square feet including all outparcels
- Up to two access points on Commercial Way, provided that the Florida Department of Transportation ("FDOT") approves.

[1] "Intensity" means "an objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services." § 163.3164(22), Fla. Stat.

[2] "Density" means "an objective measurement of the number of people or residential units allowed per unit of land, such as residents or employees per acre." *Id.* § 163.3164(12).

The master plan approved by Resolution 2013-119 is shown below:



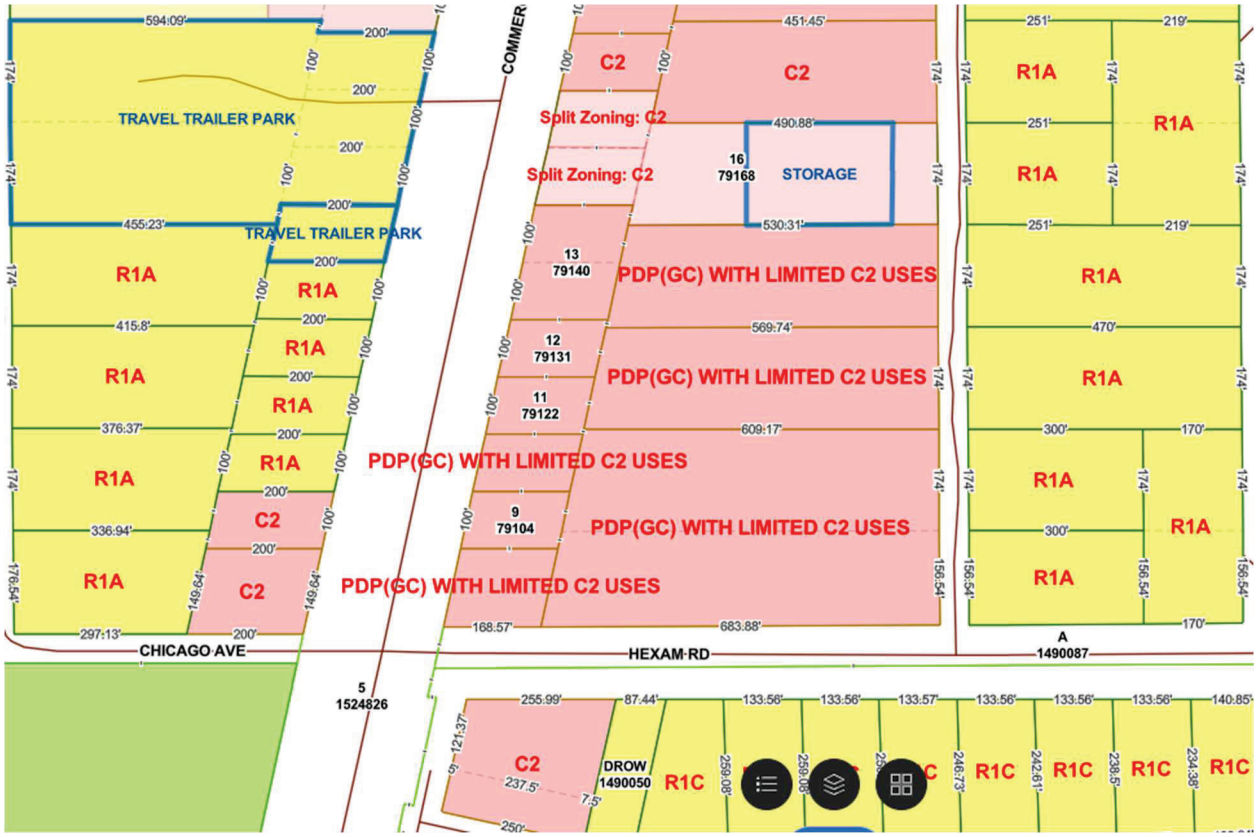
The applicant seeks to develop the Subject Property in a similar fashion by having a retail grocery store, but only four additional outparcels. The outparcel to the east of the grocery store will be for an accessory fueling station complementing the grocery store. The remaining three outparcels would be available for any of the vested C-1 or limited C-2 uses. The fueling stations will be located on the eastern portion of the Subject Property near Commercial Way and 8 fueling stations are proposed with each fueling station having two pumps. The fueling station will operate 24 hours a day, seven days a week. The applicant further seeks to construct a true frontage road through the Subject Property with Richmond Street paved only up to the grocery store's eastern access point.

Background Information

Total Site Size: +/- 14.2 acres

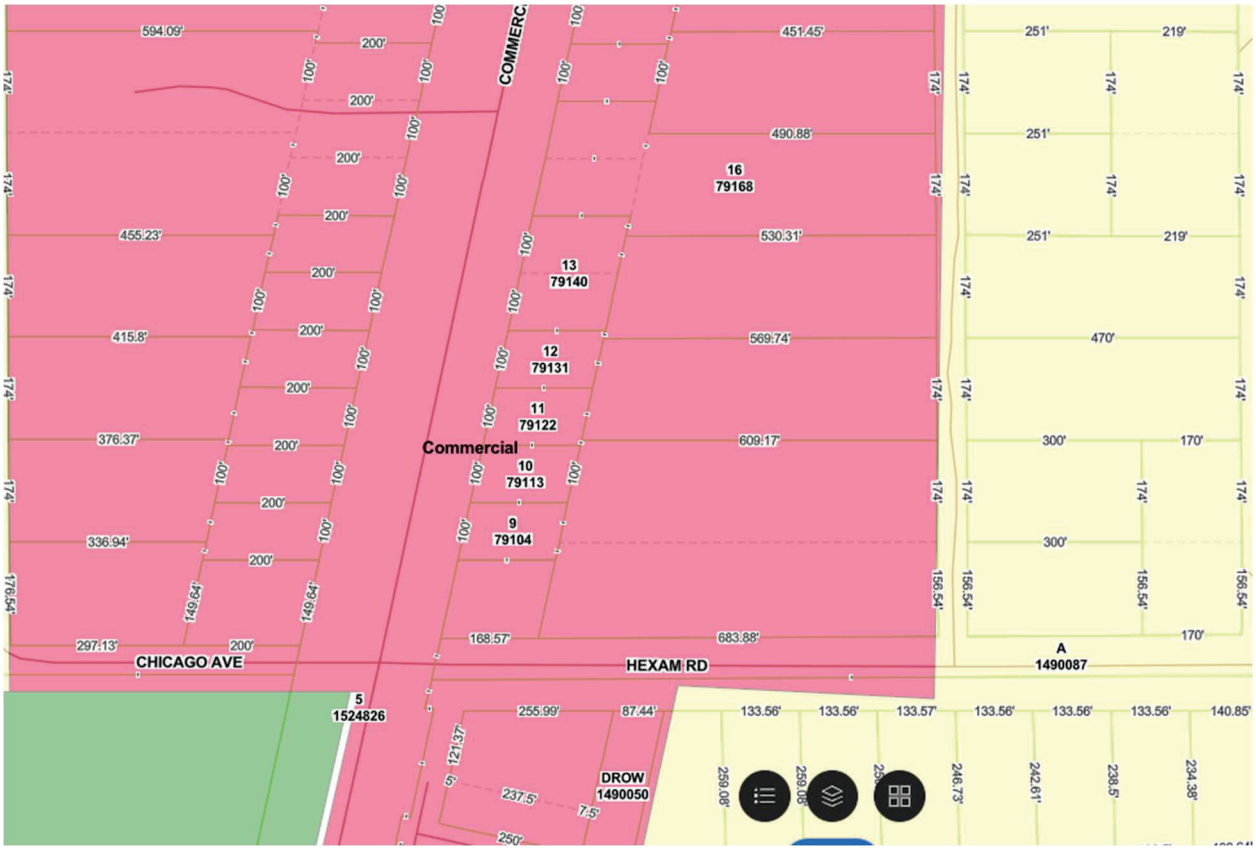
Surrounding Zoning:

North: C-2
South: C-2 and R-1-C (across Hexam Road)
East: R-1-A (across Richmond Street)
West: C-2 and R-1-A (across Commercial Way)[3]



[3] In the zoning map incorporated into this application, the yellow portion indicates residential zoning and the red portion indicates commercial zoning.

Surrounding Land Use: North: Commercial
South: Commercial and Residential (across Hexam Road)
East: Residential (across Richmond Street)
West: Commercial (across Commercial Way)[4]



Current Zoning: PDP(GC) with limited C-2 uses

Consistency With the Comprehensive Plan

The applicant seeks a revision to the existing master plan established by H-13-11 as approved by Resolution 2013-119 to develop the Subject Property as a retail grocery store with a small fueling station and 3 additional commercial outparcels fronting Commercial Way. The retail grocery store will also have a drive-thru pharmacy.

Specifically, the applicant seeks the following deviations:

- Reduction of the building setback along Commercial Way from 125' to 75'

[4] In the Future Land Use Map ("FLUM") incorporated herein, the yellow portion indicates a Residential future land use and the red portion indicates a Commercial future land use.

- Reduction of the setback for the fuel station canopy only along Hexam Road from 75' to 20'
- Reduction of the eastern buffer abutting the residential use across Richmond Street from 10' to 5' with a 6' tall fence within that reduced buffer to achieve greater than 80% opacity.

Future Land Use Element of the Comprehensive Plan

The proposed development is consistent[5] with the Hernando County 2040 Comprehensive Plan ("Comprehensive Plan") because the proposed commercial use is located within the Commercial Category in the Comprehensive Plan, uses conditions in a PDP zoning to ensure compatibility with the surrounding uses, discourages urban sprawl, and utilizes existing infrastructure in an efficient manner. *See* Strategy 1.04A(6) and Goals 1.10-1.12, Comprehensive Plan.

Objective 1.04G of the Comprehensive Plan, which outlines the purpose of the Commercial Category, provides that it "allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 . . . ." Further, Strategy 1.04G(1) of the Comprehensive Plan contemplates commercial uses "primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns . . . [f]rontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations." Further, Strategy 1.04G(2) of the Comprehensive Plan seeks to develop commercial nodes while protecting residential areas by locating such development at intersections of roads having collector status or greater, are located near existing commercial development, and is generally less than 100 acres in size. The proposed commercial development for the Subject Property also accommodates the extension of Hernando County's frontage road network pursuant to Strategy 1.04G(4), which will pull traffic from Commercial Way between the Subject Property and Hexam Road and provide cross-access within this entire commercial node. *See generally* Objective 1.10B, Comprehensive Plan. Lastly, by being a PDP development, this project complies with Strategy 1.04G(5) of the Comprehensive Plan, which requires adoption of a master plan to regulate drainage, landscaping, access management, multi-modal site circulation, and signage.

This project is consistent with the Future Land Use Element of the Comprehensive Plan because it proposed commercial uses that vested by the previous rezonings, which include all C-1 uses and limited C-2 uses. The project is also consistent because it is located at a commercial node

[5] "After a comprehensive plan, or element or portion thereof, has been adopted in conformity with this act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such plan or element shall be consistent with such plan or element as adopted." § 163.3194(1)(a), Fla. Stat.

adjacent to Commercial Way, an arterial road, where there is already a concentration of commercial development and the Subject Property is only 14.2 acres in size. *See* Strategy 1.04G(2), Comprehensive Plan. The project is using the PDP process to condition its development to control drainage, landscaping, access management, site circulation for pedestrians and vehicles, and signage.

Strategy 1.10B(2) of the Comprehensive Plan provides that "[z]oning changes should be compatible[6] with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks, and other appropriate planning techniques or performance measures." This project will utilize buffering on the west side to screen the Subject Property from the residential uses across Richmond Street. The additional parcel that is across Richmond Avenue will be used solely for drainage and stormwater retention, so it will essentially be a vacant buffer that is beneficial to the adjacent residential parcels. The stormwater pond on this parcel will be connected through a piping system underneath Richmond Avenue. All other development surrounding the Subject Property is commercial or already adjacent to commercial uses. Moreover, this project has already been zoned for the exact commercial uses sought in this application; thus, this project is compatible with the surrounding area.

Additionally, because this project proposes more than 65,000 square feet of gross floor area, the Residential Protection Standards in Appendix A, Article VIII, Section 6 of the Code apply. This project will comply with those requirements, including no speakers within 100 feet of any single family residential property line, no alcohol dispensation, convenience stores, or automotive truck repair establishments within 100 feet of any single family residential property line, no building above 20 feet in height within 100 feet of any single family residential property line, no loading bays or docks within 100 feet of any single family residential property line, and air conditioning units being oriented away from single family residential property.

Fire protection for the area that is the subject of this application would be provided by Hernando County Fire and Emergency Services. Objective 1.12A of the Comprehensive Plan provides that "new development pay a fair, equitable, and proportionate share of the costs required to provide adequate public facilities." For fire protection, the Hernando County Fire District must maintain or exceed an overall Insurance Service Office ("ISO") rating of Class 2/2Y, and the development for the Subject Property does not adversely affect the current ISO rating for the County. *See* Strategy 1.12A(1)a., Comprehensive Plan. It is the applicant's understanding that a new fire station is planned to be built at Atlanta Avenue and Commercial Way in the near future, but said construction still needs to submitted for the public bidding process. An additional fire

[6] "Compatibility" means "a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition." § 163.3164(9), Fla. Stat.

hydrant may be required for the Subject Property, and any requests by Hernando County Fire and Emergency Services required by the Comprehensive Plan will be accommodated by the applicant. Further, the applicant is amenable to accommodating engineering or design requests by Hernando County Fire and Emergency Services required by the Code.

Police protection would be provided by the Hernando County Sheriff's Office. Strategy 1.12A(1)b. of the Comprehensive Plan requires that law enforcement maintains a ratio of at least 1.32 sworn officers per 1,000 permanent residents of the County. The proposed development for the Subject Property does not adversely affect the current ratio of sworn officers to permanent residents of the County.

Transportation Element of the Comprehensive Plan

The PDP process will ensure that any transportation impacts resulting from the proposed development on the Subject Property will be addressed to maintain safe and efficient traffic operating conditions in accordance with the Comprehensive Plan and Code, including a frontage road. *See* Objective 5.01B, Comprehensive Plan. A traffic analysis study is being prepared and will comply with Hernando County's methodology. The applicant agrees to construct any improvements identified by the traffic analysis.

The applicant intends to pave Richmond Avenue to just north of the eastern access for the Subject Property, with the remaining norther section of Richmond Avenue to be paved if the need is demonstrated by the County in the future. Alternatively, the applicant proposes a true frontage road through the center of the Subject Property in lieu of continuing Richmond Avenue through to Boston Avenue.

The applicant recently added Hernando County Property Appraiser Key Number 79168 to this application, so there should be no issues of cross connectivity for the Subject Property to the north. The applicant further agrees to align any cross connectivity for the Subject Property so that such access does not impede the existing access for the parcel to the north, Hernando County Property Appraiser Key Number 79042, and the existing alignment with Hexam Road to the south. The access connection to Hexam Road shall be right in, right out only and will work with the County Engineer to prevent left turn maneuvers on Hexam Road through site plan design. The applicant further agrees to construct a sidewalk along Hexam Road the entire width of the Subject Property to connect to the existing sidewalk on Commercial Way.

Lastly, all access from the Subject Property to Commercial Way will be coordinated and authorized by FDOT.

Utilities Element of the Comprehensive Plan

The project is consistent with the Utilities Element of the Comprehensive Plan.

The design of the project using the PDP process will help regulate the drainage and stormwater at the Subject Property, and all requirements of the Southwest Florida Water Management District ("SWFWMD").

There is a 10" force main on north side of Hexam Road and east side of Commercial Way. There is also a 16" water main on south side of Hexam Road, which crosses Hexam right before the intersection with Commercial Way, then runs parallel to the force main on the east side of Commercial Way. As a result, water and wastewater are available to the Subject Property. This infrastructure can accommodate the project with no adverse effect to the level of service for the Hernando County Utilities Department. At the time of development, the applicant will prepare a utility capacity analysis and properly connect to the central water and wastewater system of the County.

The Hernando County Landfill is also currently operating at an acceptable level of service and this project will not adversely affect that level of service.

Conservation Element of the Comprehensive Plan

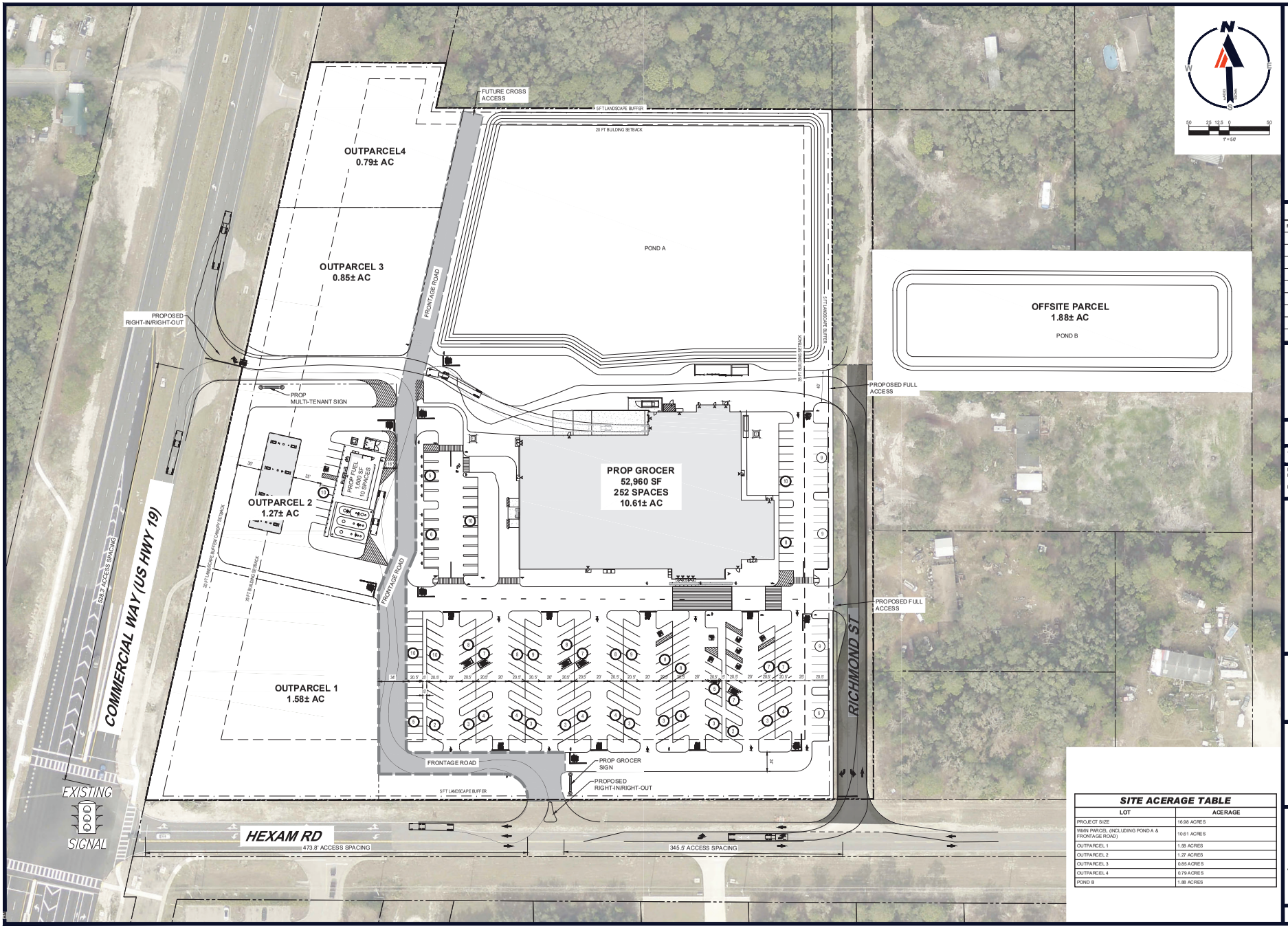
The applicant will perform a wildlife study for the Subject Property to ensure that no threatened or endangered species are negatively impacted. *See* Goal 10.01, Comprehensive Plan. Further no wetlands are on the site that will be impacted by development. *See* Goal 10.03, Comprehensive Plan.

Property Rights Element of the Comprehensive Plan

Because of the vested entitlements in the Subject Property, approval of this application for a revision to the existing master plan is consistent with the Property Rights Element of the Comprehensive Plan. *See generally* Goal 12.02, Comprehensive Plan.

Conclusion

Because the application for a master revision for the Subject Property is consistent with the Comprehensive Plan, the applicant requests that the Hernando County Board of County Commissioners approve this application.



SITE ACREAGE TABLE	
LOT	ACREAGE
PROJECT SIZE	16.98 ACRES
WMN PARCEL (INCLUDING POND A & FRONTAGE ROAD)	10.61 ACRES
OUTPARCEL 1	1.58 ACRES
OUTPARCEL 2	1.27 ACRES
OUTPARCEL 3	0.85 ACRES
OUTPARCEL 4	0.79 ACRES
POND B	1.88 ACRES

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS NOTED OTHERWISE.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS NOTED OTHERWISE.

PROJECT No.:	FLA25003.000-04
DRAWN BY:	NR
CHECKED BY:	KM/ML
DATE:	2/4/2026
CAD I.D.:	P-CPTI-PROP

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

PROPOSED DEVELOPMENT
US-19 & HEXAM RD
BROOKSVILLE, FL 34614
HERNANDO COUNTY

BOHLER
600 N. WESTSHORE BLVD. SUITE 950
TAMPA, FLORIDA 33609
Phone: (813) 812-4100
Fax: (813) 812-4101
FLORIDA BUSINESS CERT. OF AUTH. No. 30780

SHEET TITLE:

CONCEPT PLAN

SHEET NUMBER:

C-001

ORG. DATE - 2/4/2026

Feb 04, 2026
I:\2025\FLA\25003.000-CAD\DRAWING\SDC\CPTI\CONCEPT PLAN TYP-CPTI-PROP-FLA25003.000-04-----LAYOUT, C-001 CNPT-COUNTY

H-26-05 Aerial Map

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

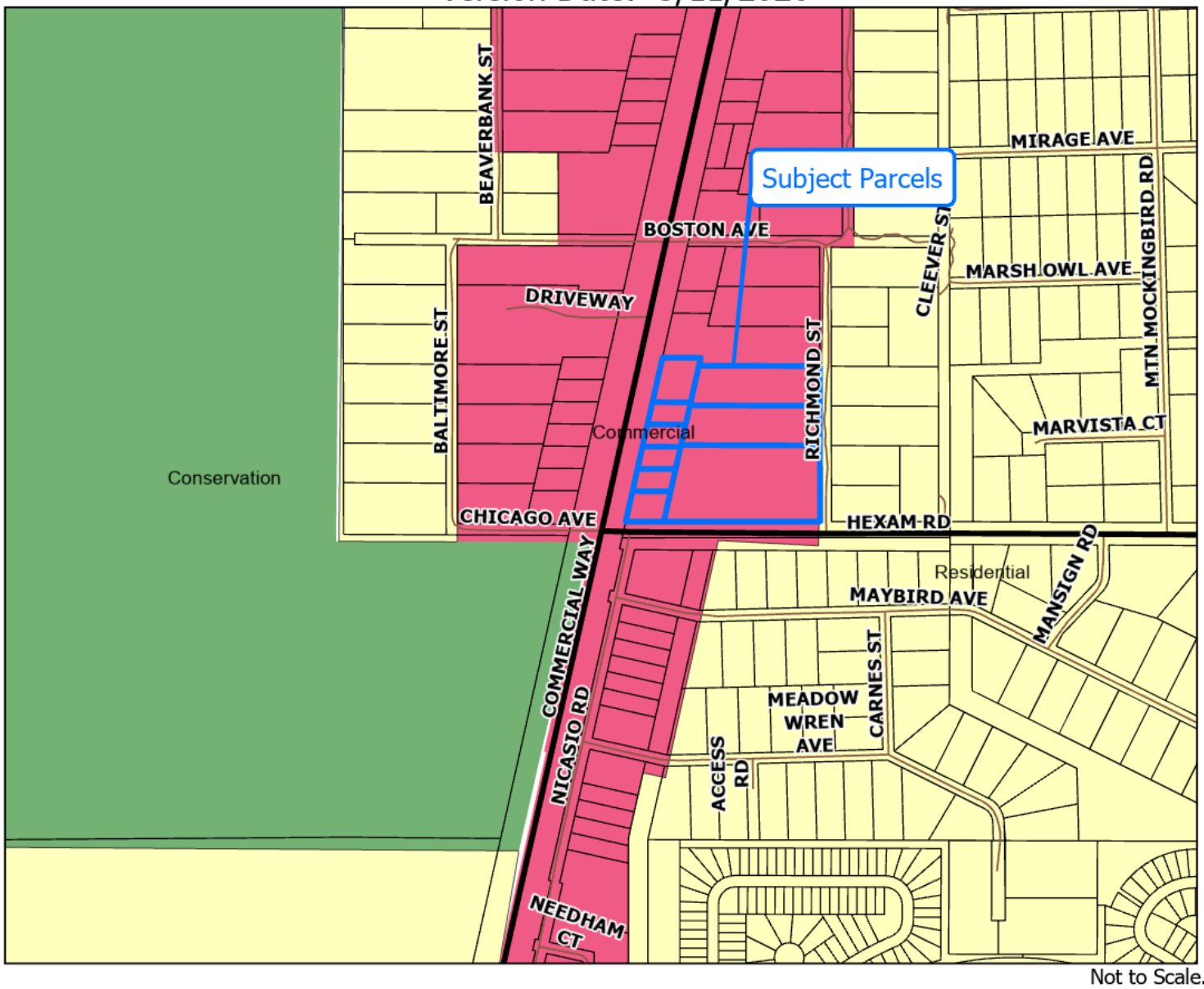


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-26-05

Version Date: 5/11/2026



Not to Scale.

Future Landuse All

- Commercial
- Conservation
- Residential

N

W E

S

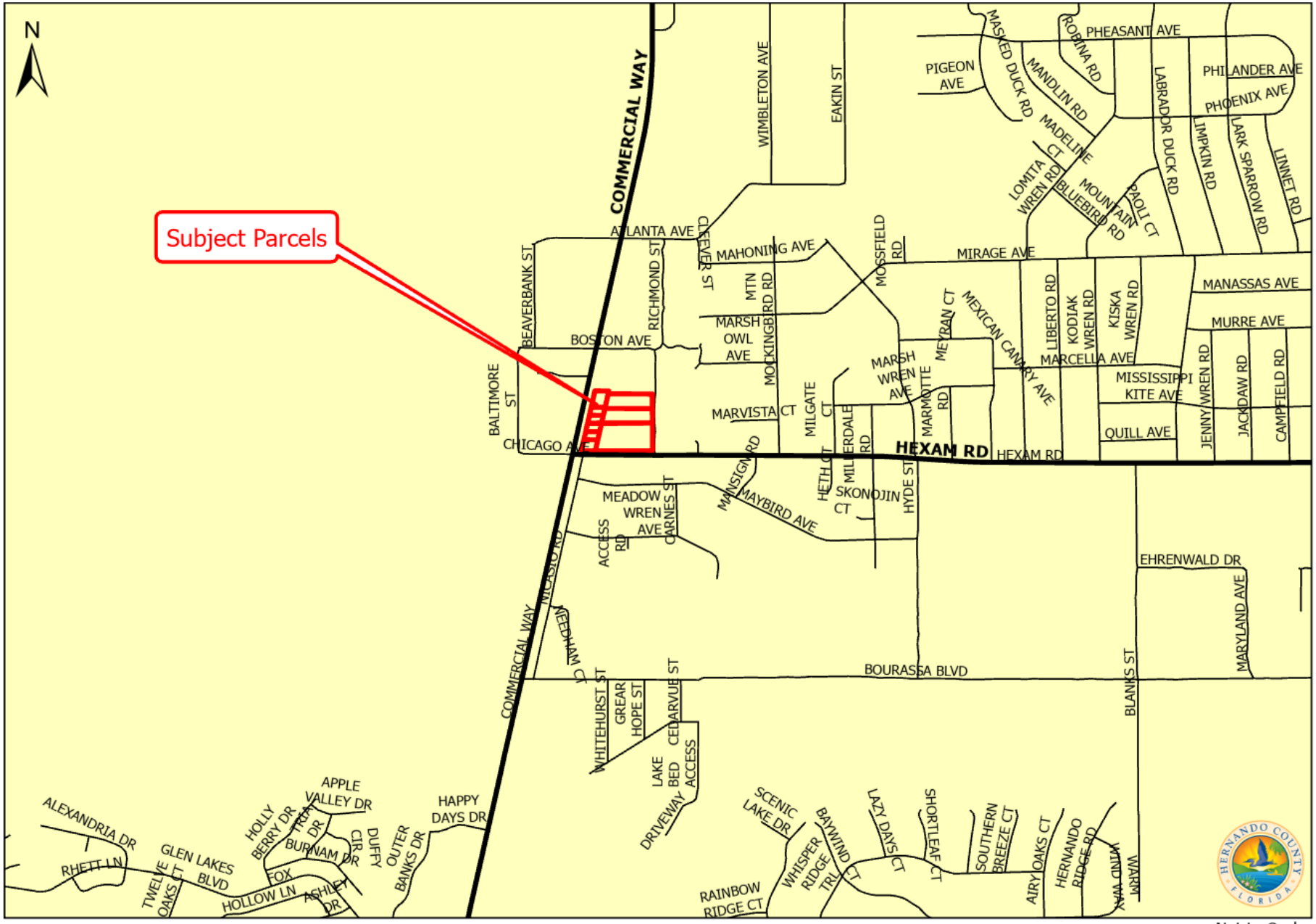
Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

H-26-05 Area Map

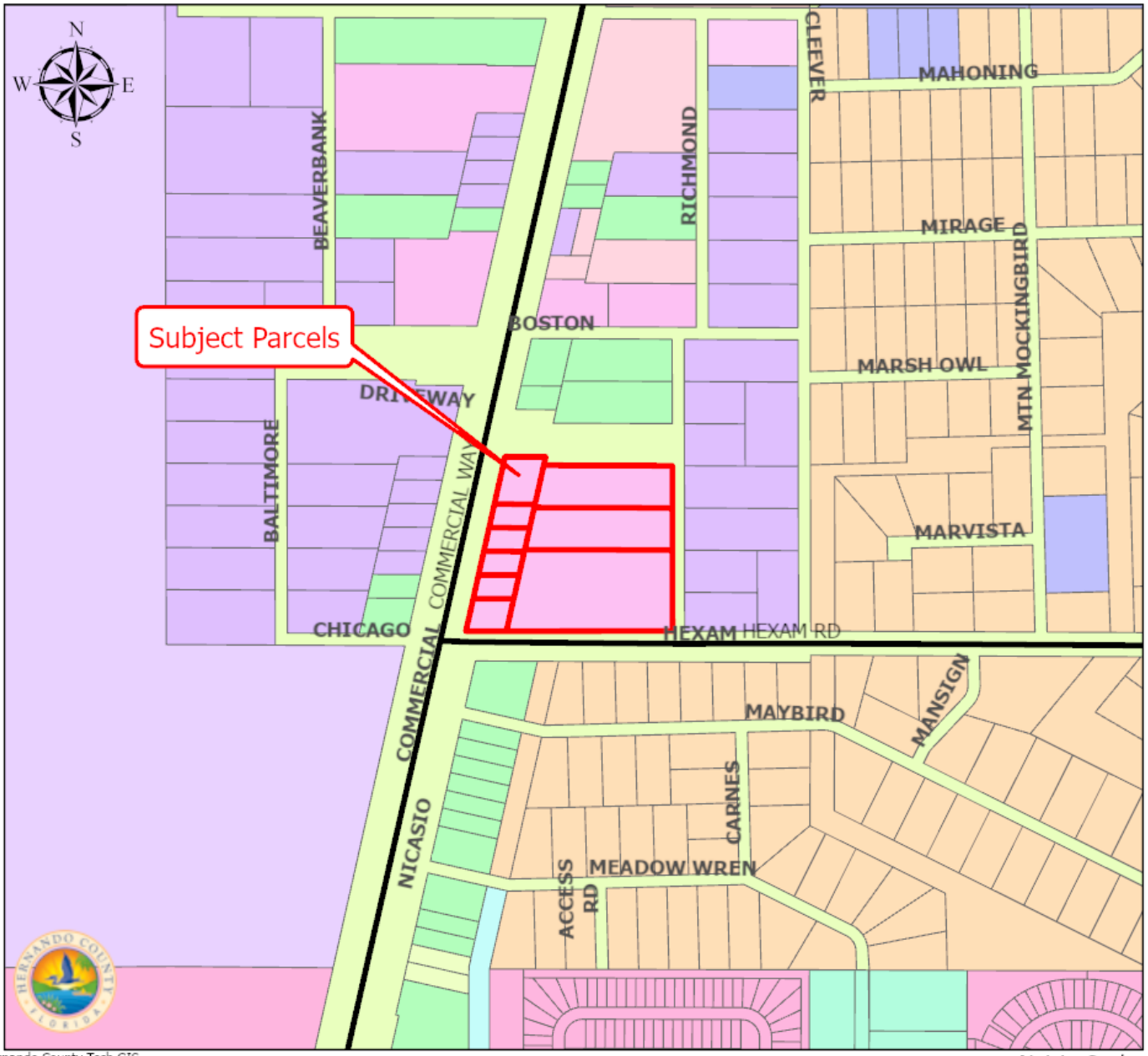
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Not to Scale.

H-26-05 Zoning Map

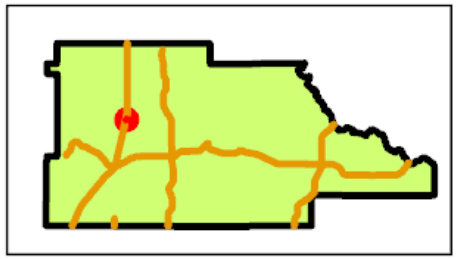
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Legend

Zoning_

- AG
- AR
- AR2
- C1
- C2
- CPDP
- CV
- PDP(GC)
- PDP(HC)
- PDP(SF)
- PDP(SU)
- R1A
- R1C



Not to Scale.

Hernando County Tech GIS
with Hernando County Planning Department
Project date: May 11, 2026

TITLE
Rezoning Petition Submitted by Legendary Realty Services, Inc. (H2612)

BRIEF OVERVIEW
Rezoning Request:
Rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(OP) Planned Development Project (Office Professional)

General Location:
Southeast corner of Mariner Boulevard and Odin Street

Parcel Key Number:
299457

Summary of Applicant's Request:
The Petitioner has requested to rezone the subject property from PDP(SF)/ Planned Development Project (Single Family) to PDP(OP)/Planned Development Project (Office Professional) to allow for the establishment of a small realty office. The hours of operation will be from 9:00 a.m. -5:00 p.m. Monday through Friday, closed weekends and holidays. The proposed business will operate within the existing structure.

STRATEGIC PLAN INITIATIVES
The request is consistent with Strategic Theme A, "Economic and Workforce Development".

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

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(SF)/ Planned development Project (Single Family) to PDP(OP)/ Planned development Project (Office Professional) with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	04/29/2026 2:18 PM
Victoria Via	Approved	04/29/2026 2:43 PM
Natasha Lopez Perez	Approved	05/01/2026 3:15 PM
Toni Brady	Approved	05/05/2026 8:04 PM
Victoria Via	Approved	05/06/2026 11:53 AM

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: Board of County Commissioners:	May 11, 2026 July 7, 2026
APPLICANT:	Daniel James Spencer	
FILE NUMBER:	H-26-12	
REQUEST:	Rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(OP) Planned Development Project (Office Professional)	
GENERAL LOCATION:	Southeast corner of Mariner Boulevard and Odin Street	
PARCEL KEY NUMBER(S):	299457	

APPLICANT'S REQUEST

The Petitioner has requested to rezone the subject property from PDP(SF)/ Planned Development Project (Single Family) to PDP(OP)/Planned Development Project (Office Professional) to allow for the establishment of a small realty office. The hours of operation will be from 9:00 a.m. -5:00 p.m. Monday through Friday, closed weekends and holidays. The proposed business will operate within the existing structure.

SITE CHARACTERISTICS

Site Size:	.30 Acres
Surrounding Zoning; Land Uses:	North: PDP(SF) Planned Development Project (Single Family) South: PDP(SF) Planned Development Project (Single Family) East: PDP(SF) Planned Development Project (Single Family) West: PDP(SF) Planned Development Project (Single Family)
Current Zoning:	PDP(SF) Planned Development Project (Single Family)
Future Land Use Map Designation:	Residential

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) supplies only water to this parcel. There is an existing 8" force main on the south side of Spring Hill Drive adjacent to the parcel. Gravity sewer service is not available. HCUD has no objection to the zoning change from residential to PDP Office Professional to allow a small real estate office to operate out of the home. Upon zoning approval, the existing residential account will be converted to a commercial account, and a backflow prevention assembly (BPA) must be installed per ordinance.

ENGINEERING REVIEW

The subject site is on Southeast corner of Mariner Boulevard and Odin Street. The County Engineer has reviewed the petitioner's request and provided the following comments:

- A driveway apron will be required along Odin Street to protect the edge of the roadway. Refer to Hernando County Facility Design Guidelines IV-25/ Commercial Connection.
- The petitioner must revise parking access to be internal to site and must create parking spaces and drive isle that does not allow backing into the roadway.
- The petitioner shall provide Handicap accessible parking. Refer to Hernando County Facility Design Guideline V-09.
- No access to Mariner will be allowed.

LAND USE REVIEW

The subject property is in the Spring Hill – 2nd Replat Subdivision and is currently designated PDP(SF)/ Planned Development Project (Single Family). The surrounding properties have been developed as PDP(SF)/ Planned Development Project (Single Family) homes.

Existing Building Setbacks:

- Mariner Boulevard: 25'
- Odin Street 25'
- Side: 10'
- Rear: 20

Buffers:

A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential or agricultural.

The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) feet and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

Lighting:
County Land Development Regulations require lighting that enhances the visual impact of the project on the community and 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: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.

Parking:

County Land Development Regulations require a minimum of Three and a half (3.5) parking spaces per One Thousand (1,000) square feet of gross-floor area. The petitioner is using an existing building with a total of One Thousand Thirteen and Ninety-five (1395) square feet. This would require a minimum of Five (5) parking spaces.

Landscape:

The petitioner must 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.

COMPREHENSIVE PLAN REVIEW
The subject property is located within the Residential Future Land Use classification on the adopted Future Land Use map. The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.

Future Land Use Element, Residential Category

Objective 1.04B The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1) Commercial and institutional uses within the Residential Category are generally associated with medium and high-density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential use may also be allowed.

Comments: The subject site is located within the Residential Land Use category. The uses requested through this application are consistent with the Comprehensive Plan, Future Land Use Element strategies for the commercial classification.

FINDINGS OF FACT

The rezoning request from PDP(SF) to PDP(OP) is appropriate due to the following findings of fact:

1. The subject parcel is currently zoned as PDP(SF)/ Planned Development Project (Single Family)

2. The proposed PDP(OP)/ Planned Development Project (Office Professional) zone is compatible with surrounding zoning districts.

3. Residential Protection Standards, as necessary, will apply to the subject site at the time of site development.

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(SF)/ Planned development Project (Single Family) to PDP(OP)/ Planned development Project (Office Professional) 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 comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

3. A driveway apron will be required along Odin Street to protect the edge of the roadway.

4. Revise parking access to be internal to site. Create parking spaces and drive isle that does not allow backing into the roadway.

5. Provide Handicap accessible parking.

6. Existing Building Setbacks

- Mariner Boulevard: 25’
- Odin Street: 25’
- Side: 10’
- Rear: 20’

7. The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) feet and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

8. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.

9. Parking requirements are calculated for a Realty Office at a rate of Three and a half (3.5) spaces per One Thousand (1,000) Square feet of gross floor area. This will require five (5) parking spaces.

10. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-26-12 Official Date Stamp:

RECEIVED
MAY 01 2026
Hernando County Development Services
Zoning Division

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: _____

APPLICANT NAME: Legenday Realty Services, Inc.
Address: 4334 Odin St
City: Spring Hill State: FL Zip: 34609
Phone: _____ Email: danspencer@pmitampabay.net
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: Daniel James Spencer
Company Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: ☐ Yes ☐ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 2199457
2. SECTION 08, TOWNSHIP 23S, RANGE 18E
3. Current zoning classification: Residential
4. Desired zoning classification: PDP(OP)
5. Size of area covered by application: 3 acres
6. Highway and street boundaries: Manner Blvd / Odin St.
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, Daniel James Spencer on behalf of Legenday Realty Svcs, Inc., 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)*: _____
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 by means of ☑ physical presence or ☐ online notarization, this 1st day of May, 20 26, by Daniel Spencer who is ☐ personally known to me or ☑ produced FL DL as identification.

Hope Figueroa
Signature of Notary Public

HOPE FIGUEROA
Notary Public - State of Florida
Commission # HH 725733
My Comm. Expires Sep 29, 2029
Bonded through National Notary Assn.

Notary Seal/Stamp

Effective Date: 05/15/20 Last Revision: 05/15/20

Narrative Description – Rezoning Request to PDP(OP)

Hernando County, Florida

Daniel Spencer respectfully requests approval to rezone 4336 Odin Street (the subject property), located in Spring Hill, Hernando County, Florida, from its current Residential zoning classification to **PDP(OP) – Planned Development Project (Office Professional)** to allow for the establishment of a small real estate office, PMI Tampa Bay.

The proposed PDP(OP) zoning is intended to permit low-intensity professional office use that is compatible with the surrounding area. The real estate office will operate as a professional service use with limited employees and minimal client traffic. The proposed use will primarily involve administrative functions, client consultations by appointment, and real estate-related professional services.

The existing structure will be utilized with minimal modifications, and any future improvements will comply with Hernando County Land Development Regulations, including setbacks, buffering, parking, and access requirements. The development will be designed to minimize impacts to adjacent residential properties through appropriate site layout, landscaping, and buffering, ensuring a compatible transition between office and residential uses.

Traffic generation associated with the proposed office use is expected to be minimal and will not adversely impact the surrounding roadway network. Adequate on-site parking will be provided in compliance with County requirements, and no on-street parking will be utilized. Utilities and public services serving the property are available and sufficient to support the proposed development without the need for additional public infrastructure improvements.

The requested rezoning to PDP(OP) is consistent with the Hernando County Comprehensive Plan, as the proposed office professional use provides a transition between residential areas and more intensive commercial development while supporting economic activity and professional services within the community.

Approval of this rezoning request will not be detrimental to the public health, safety, or welfare and will promote orderly development consistent with County policies and land use objectives.

Thank You,

1. Proposal

The applicant requests a change in zoning designation for the property located at **4336 Odin Street, Spring Hill, Florida 34609 (.30 Acres)**, from its existing residential zoning classification to **Planned Development Project – Office Professional (PDP-OP) 2141 sq ft**. The purpose of the request is to allow for the development of low-intensity professional office uses that are compatible with surrounding land uses and consistent with the Hernando County Comprehensive Plan.

The PDP-OP zoning district is intended to accommodate professional office uses such as medical, administrative, financial, or similar services that generate minimal traffic, noise, and operational impacts. The proposed zoning will allow the property to function as an appropriate transitional land use between nearby residential areas and existing commercial development in the area.

2. Site Characteristics

The subject property at 4336 Odin Street consists of an existing residential parcel located in the Spring Hill area of Hernando County. The site is situated in proximity to established commercial development, including nearby retail uses such as a Publix shopping center, while also being adjacent to residential neighborhoods.

The property has adequate frontage on Odin Street, an improved local roadway capable of supporting office professional traffic. The parcel's size, shape, and general topography are suitable for development under the PDP-OP zoning district. The site does not contain unusual physical constraints that would limit reasonable development, and its location makes it appropriate for professional office use as a transition between residential and more intensive commercial uses.

3. Environmental Considerations

Development of the subject property will comply with all applicable environmental regulations and Hernando County development standards. No significant adverse environmental impacts are anticipated as a result of the requested zoning change or future development.

Stormwater management will be addressed through on-site facilities designed to meet Hernando County and Southwest Florida Water Management District requirements. Any wetlands, floodplain areas, or protected environmental features, if present, will be identified and preserved or mitigated in accordance with applicable regulations. Landscaping and buffering will be incorporated to enhance site aesthetics and provide appropriate separation from adjacent residential properties.

4. Site Plan Discussion

The property will be developed in accordance with an approved PDP site plan. The site plan will demonstrate compliance with required setbacks, building height limitations, parking requirements, access management standards, and buffering provisions applicable to the PDP-OP zoning district.

Building placement is designed to minimize impacts to adjacent residential properties, with parking areas, lighting, and service functions appropriately screened. Internal vehicular circulation will be designed to provide safe and efficient access while minimizing traffic conflicts on Odin Street. Pedestrian connectivity, landscaping, and open space will be incorporated to create an orderly and visually compatible development.

5. Impact to Public Facilities

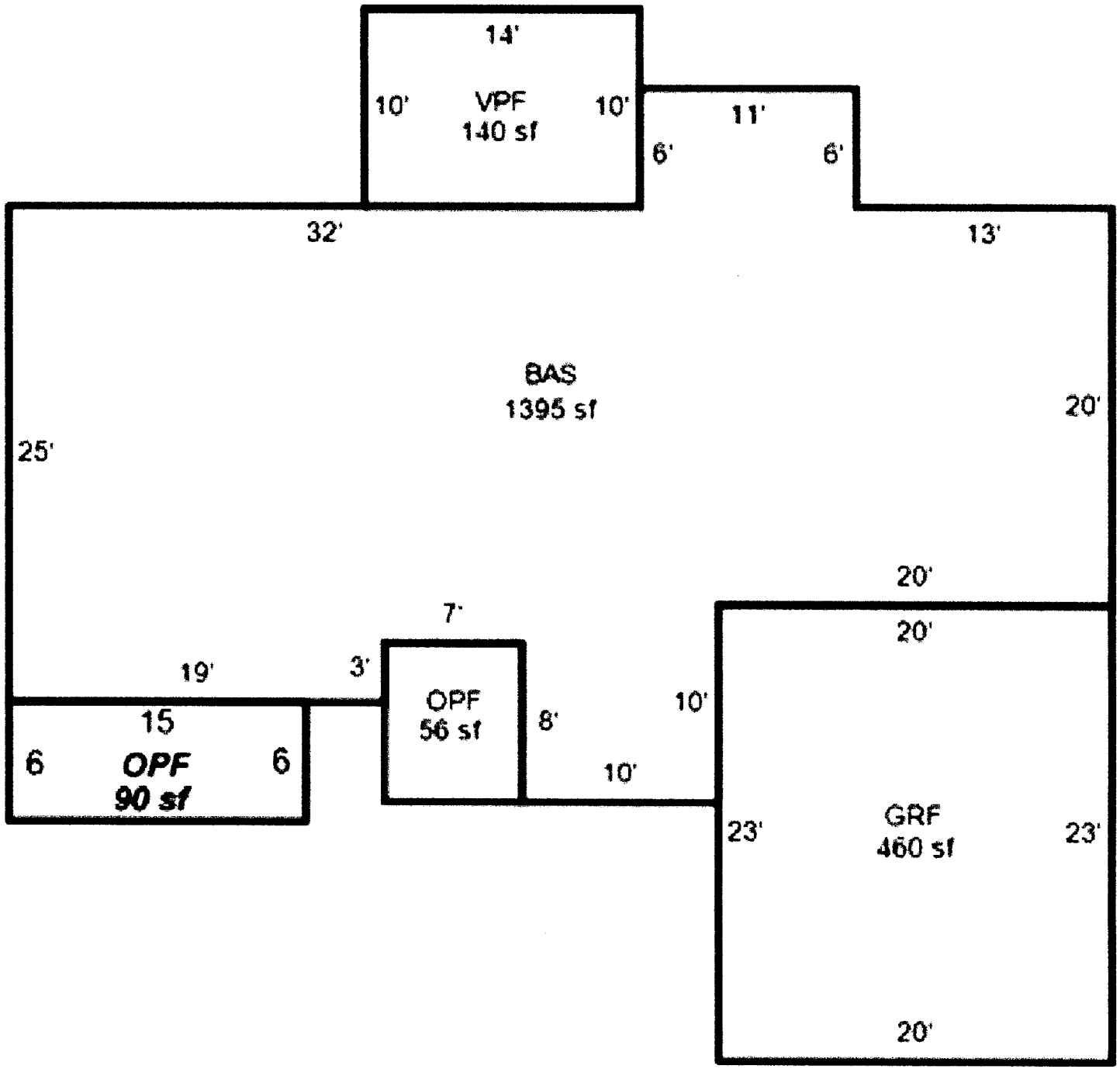
The proposed office professional development at 4336 Odin Street is not expected to adversely impact nearby Public facilities or associated commercial uses. Office professional uses typically generate traffic during standard weekday business hours, which differs from peak retail shopping periods and reduces the potential for traffic conflicts.

Access to the site will be designed so as not to interfere with existing ingress and egress serving the area. The proposed use may complement nearby retail development by providing convenient professional services to area residents, employees, and patrons.

6. Water and Sewer Services

The proposed development will be served by **Hernando County Utilities**. Adequate potable water and sanitary sewer services are available to support the proposed PDP-OP use at this location. All utility connections and improvements will comply with Hernando County standards and applicable regulations.

Connection to centralized water and sewer services will eliminate the need for septic systems or private wells, thereby reducing potential environmental impacts and supporting orderly development within the Spring Hill area.


14'
10'
VPF
140 sf
10'
11'
6'
6'
32'
13'
BAS
1395 sf
20'
25'
20'
20'
7'
19'
3'
OPF
56 sf
8'
10'
15
6
OPF
90 sf
6
10'
23'
GRF
460 sf
23'
20'

SITE PLAN

4336 Odin St
Spring Hill, FL 34609
Parcel ID: R32-323-17-5160-1038-0010
Lot area: 0.30 Acres
Paper Size: 8.5"x11"



Disclaimer

This is not a Legal Survey, nor is it intended to be or replace one.

These measurements are approximate and are for illustrative purposes only.

This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.

H-26-12 Aerial Map

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



Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-26-12

Version Date: 05-11-2026



Legend

Future Landuse All

LABEL

- Commercial
- Residential

Future Land Use Map

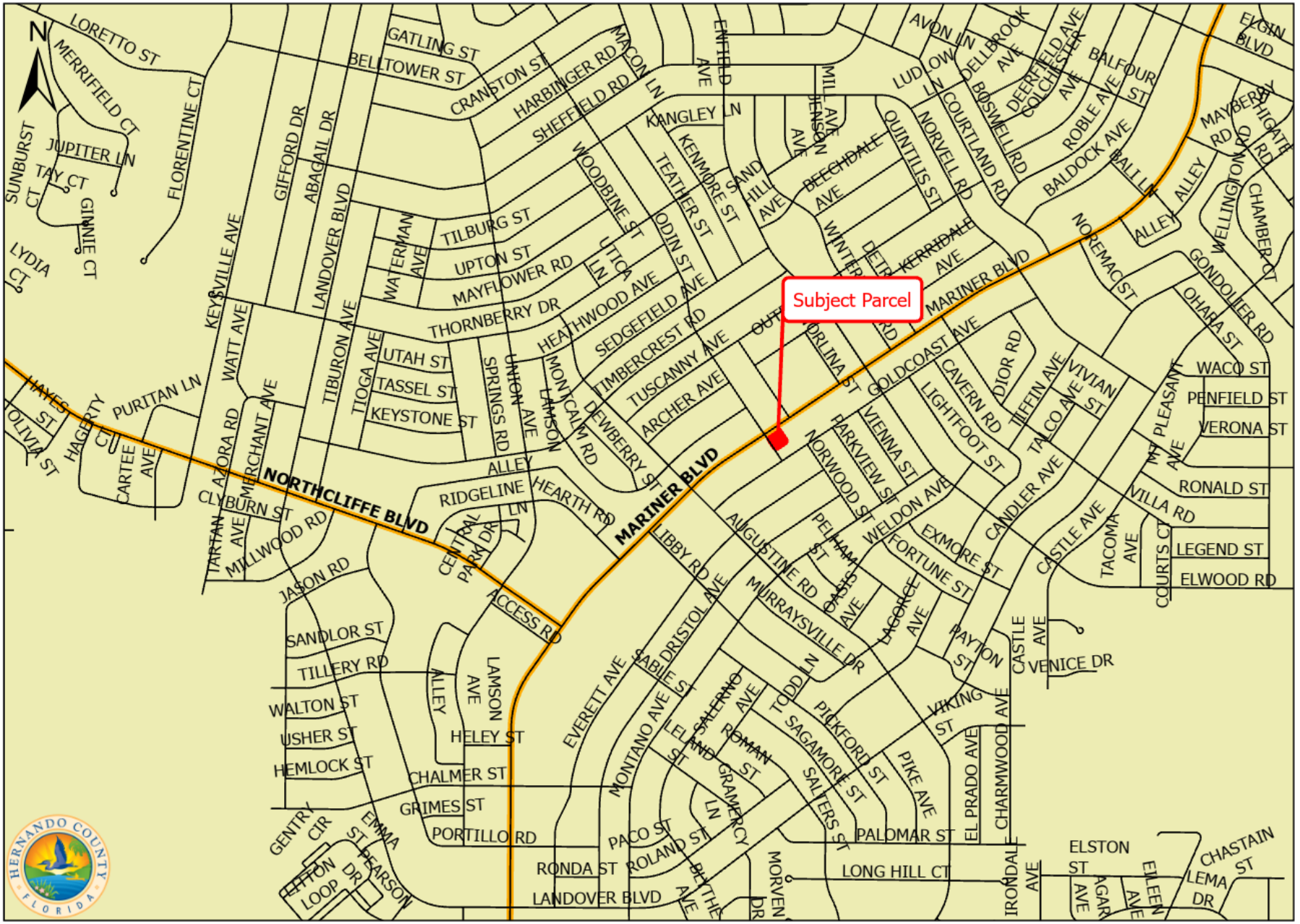
PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

Not to Scale.

H-26-12 Area Map

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



Not to Scale.

H-26-12 Zoning Map

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



Legend

ZONING

PDP(SF)

N

W E

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Not to Scale.

Meeting: 05/11/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17460
Legal Request Number:
Bid/Contract Number:

TITLE
Rezoning Petition Submitted by Windy Southall and Henry Southall (H2614)

BRIEF OVERVIEW
Rezoning Request:
Rezoning from R-1B (Residential) to R-1A (Residential)

General Location:
West side of Leonard Street, approximately 306’ south of Dr. Martin Luther King Jr Boulevard

Parcel Key Number:
1027597

Summary of Applicant’s Request:
The petitioner requests rezoning of the subject 0.16-acre parcel from R-1B (Residential) to R-1A (Residential) to allow for the placement of a mobile home.

STRATEGIC PLAN INITIATIVES
The request is consistent with Strategic Theme D, "Quality of Life".

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Zoning District Amendment must be consistent with the Comprehensive Plan.

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 R-1B (Residential) to R-1A (Residential).

REVIEW PROCESS

Michelle Miller	Approved	04/29/2026 3:41 PM
Victoria Via	Approved	04/29/2026 3:48 PM
Natasha Lopez Perez	Approved	04/30/2026 12:49 PM
Toni Brady	Approved	05/05/2026 8:05 PM
Victoria Via	Approved	05/06/2026 11:53 AM

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	May 11, 2026
	Board of County Commissioners:	July 7, 2026
APPLICANT:	Windy Southall and Henry Southall	
FILE NUMBER:	H-26-14	
REQUEST:	Rezoning from R-1B (Residential) to R-1A (Residential)	
GENERAL LOCATION:	West side of Leonard Street, approximately 306' south of Dr. Martin Luther King Jr Boulevard	
PARCEL KEY NUMBER:	1027597	

APPLICANT'S REQUEST

The petitioner requests rezoning of the subject 0.16-acre parcel from R-1B (Residential) to R-1A (Residential) to allow for the placement of a mobile home. The petitioner has indicated that a mobile home is proposed for the property.

SITE CHARACTERISTICS:

Site Size:	0.16 acres	
Surrounding Zoning & Land Uses:	North:	R-1B; Single Family Home
	South:	R-1B; Single Family Homes
	East:	R-1B; Single Family Homes
	West:	C-2; Nature Coast Outreach Center
Current Zoning:	R-1B (Residential)	
Future Land Use Map Designation:	Brooksville Planned Development District	

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's request and indicated the subject property is located within the City of Brooksville Utility Department's (CBUD) first right to serve district; contact CBUD for any utility related comments.

ENGINEERING REVIEW

The subject property is located on the west side of Leonard Street, approximately 306' south of Dr. Martin Luther King Jr. Boulevard.

The Engineering Department has reviewed the petitioner's request and provides the following comment:

- A driveway apron must be installed in accordance with Hernando County Facility Design Guideline IV-26 for Residential Connections.

LAND USE REVIEW

The petitioner is requesting a Euclidean R-1A (Residential) zoning designation. The R-1A district permits single-family detached dwellings, mobile homes, and associated accessory structures. Several properties within a 300-foot radius of the subject site are also zoned R-1A.

The subject property is located within a platted subdivision (Brooksville Manor) and is situated along the boundary of the City of Brooksville.

Minimum R-1A (Residential) Building Setbacks:

- Front: 25'
- Side: 10'
- Rear: 20'

Comments: The R-1A (Residential) zoning district permits single family and mobile homes as the principal structure. 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.

COMPREHENSIVE PLAN REVIEW

The area is characterized by a mixture of both R-1A (Residential) and R-1B (Residential). The request will provide the petitioner with the opportunity to place a mobile home on the parcel.

Brooksville Planned Development District

Strategy 1.04A(11): The Planned Development District Category provides for coordinated planning of new developments and redevelopments with proposed multiple uses or types, or that have specialized or unique characteristics, and would benefit from planning and coordination. This category may be project, or area specific, and may include its own set of strategies.

Comments: This area of the County has the Future Land Use of Planned Development District because of its unique and historic nature. The land use for this property, residential, will remain the same and only the type of home that will be placed on the property will change. The

request is consistent with the Comprehensive Plan and the surrounding area.

FINDINGS OF FACT:

1. Rezoning from R-1B (Residential) to R-1A (Residential) is appropriate considering the is no change in land use, only a change in the type of structure allowed on the property.

2. There are both R-1A and R-1B zoned properties surrounding the subject parcel.

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 R-1B (Residential) to R-1A (Residential).

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-26-14 Official Date Stamp:

RECEIVED
JAN 12 2026
Hernando County Development Services
Zoning Division

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: _____

APPLICANT NAME: Windy Southall + Henry Southall
Address: 503 S. Brooksville AVE.
City: Brooksville State: FL Zip: 34601
Phone: 352 442 3126 Email: Keiafe@yahoo.com
Property owner's name: *(if not the applicant)* _____

REPRESENTATIVE/CONTACT NAME: _____
Company Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No *(if applicable provide name)* _____
Contact Name: _____
Address: _____ City: _____ State: _____ Zip: _____

PROPERTY INFORMATION:
1. PARCEL(S) **KEY** NUMBER(S): 01027597
2. SECTION 26, TOWNSHIP 22, RANGE 19
3. Current zoning classification: Residential - R1B
4. Desired zoning classification: mobile Home R1A
5. Size of area covered by application: 50 x 140
6. Highway and street boundaries: Leonard Street - Brooksville, FL 34601
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 Henry Southall

I, Windy Southall +, 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)*: _____
and *(representative, if applicable)*: _____
to submit an application for the described property.

Windy Southall Henry Southall
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO
The foregoing instrument was acknowledged before me this 12th day of January, 2026, by Windy Southall who is personally known to me or produced FL DL as identification.

Hope Figueroa
Signature of Notary Public

HOPE FIGUEROA
Notary Public - State of Florida
Commission # HH 725733
My Comm. Expires Sep 29, 2029
Bonded through National Notary Assn.
Notary Seal/Stamp

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

To Hernando County Zoning

Re: Land Parcel– Key 0102759

01/09/2026

I'm writing to formally request land use from Residential to Mobile Home zoning. The property is currently vacant and a proposed change would allow for more efficient use of the land. I'm requesting permit for placement of a mobile home on property. This placement would allow for affordable and flexible housing options in Hernando County. Several similar properties have already been approved for mobile homes placements. The property already has a access to utilities and roadway infrastructures suitable for mobile homes installs. The permit of mobile home install will be conducted to ensure minimal environmental impact. Property has access to sewer, water, electricity and roadways which meet your required standard for mobile home zoning.

Thanks for your Consideration,

Windy and Henry Southall

352-442-3125—cell

Email Kelata@yahoo.com

Windy Southall 1/12/26

Henry Southall 1-12-26

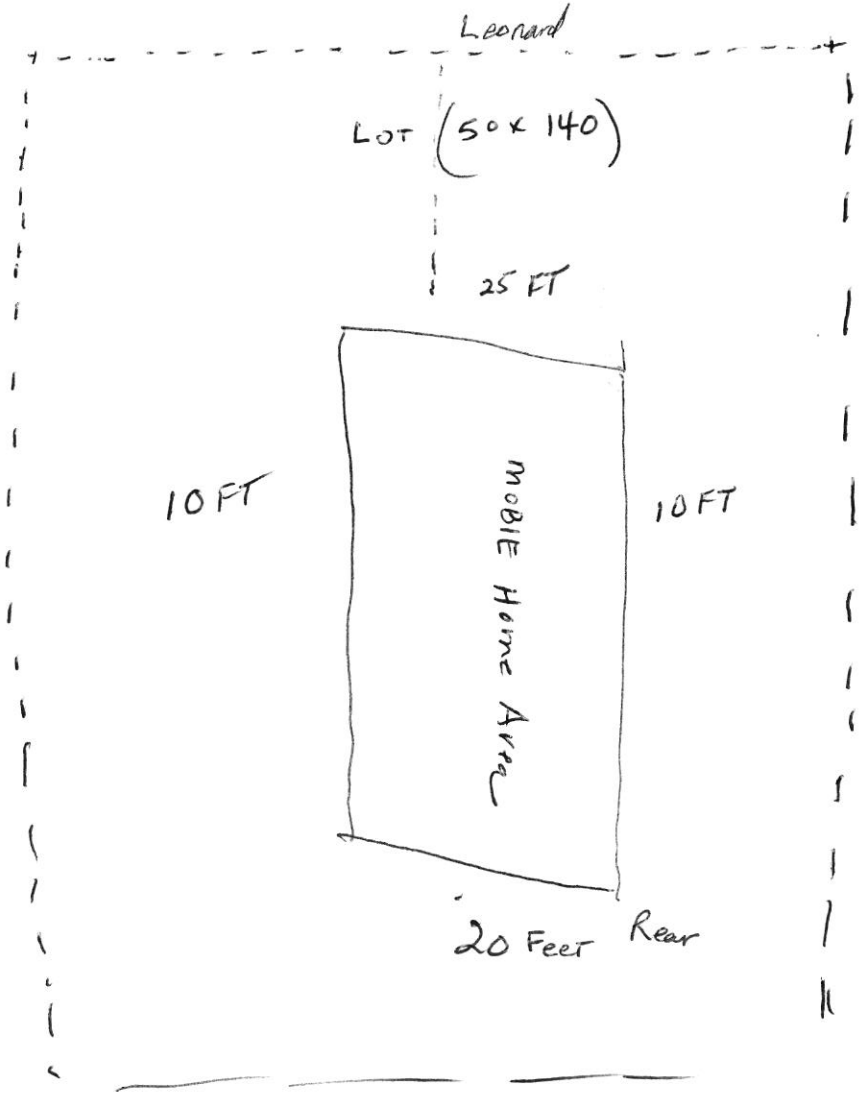
State of Florida
County of Hernando
The foregoing instrument was acknowledged before me 12th day of January
Your Name Here (Notary Public)
My Commission Expires Sep 29, 2029

HOPE FIGUEROA
Notary Public - State of Florida
Commission # HH 725733
My Comm. Expires Sep 29, 2029
Bonded through National Notary Assn.

Key # 0102759

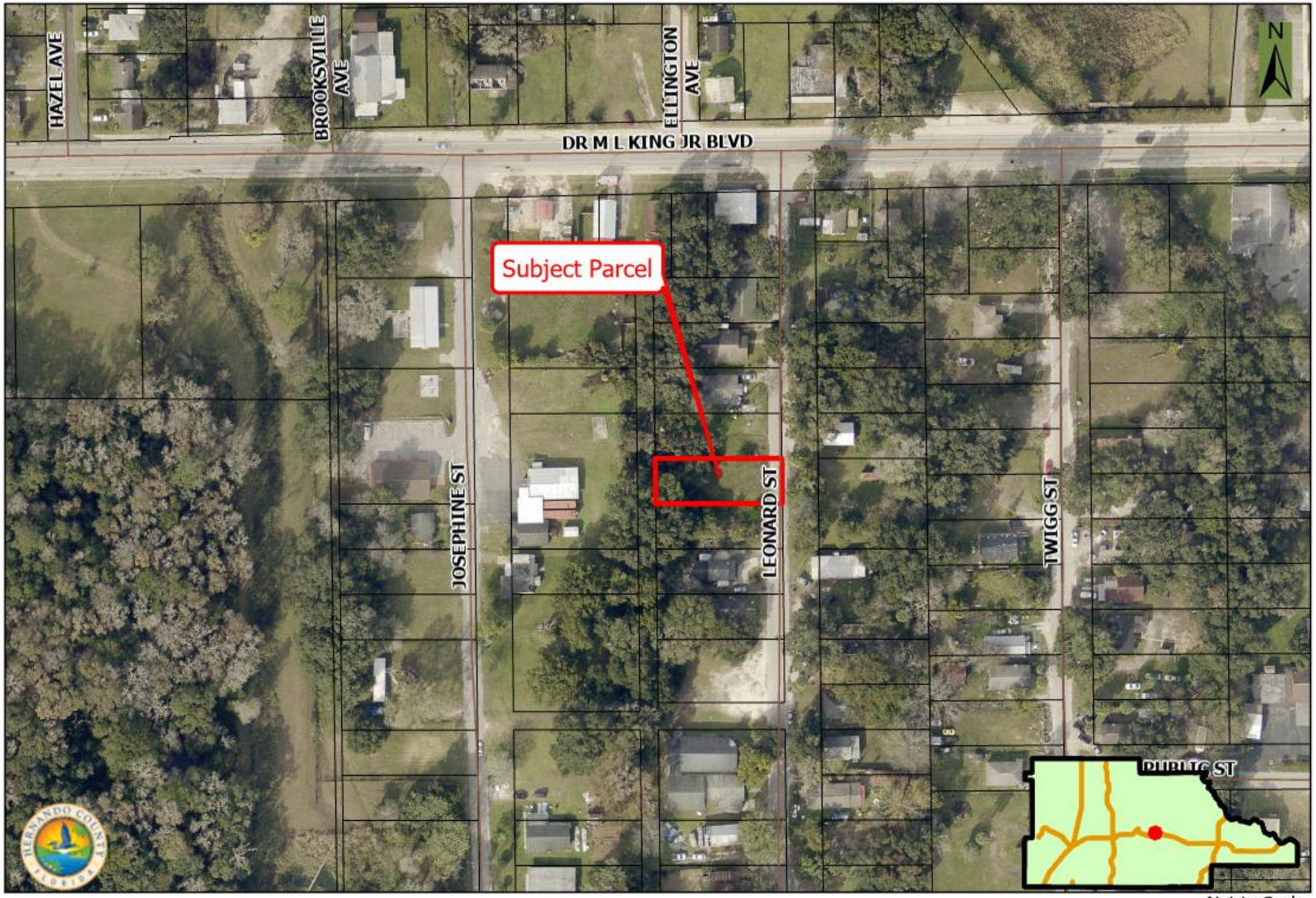
Total Lot 50x140 deep
(Front)

MH Placement - Centered Align within lot considering set backs will ensure compliance with local zoning codes for Front side ~~and~~ setbacks



H-26-14 Aerial Map

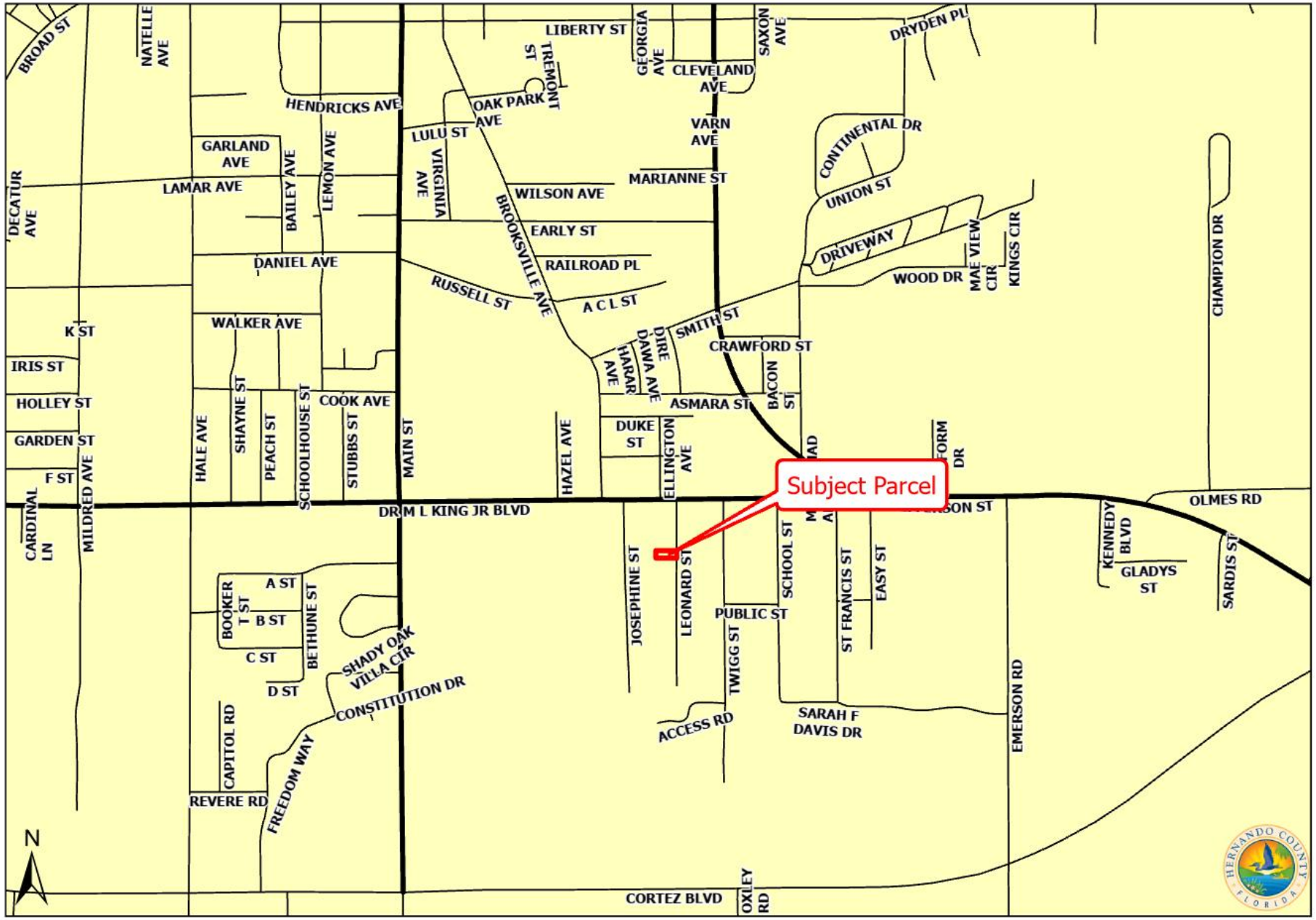
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

H-26-14 Area Map

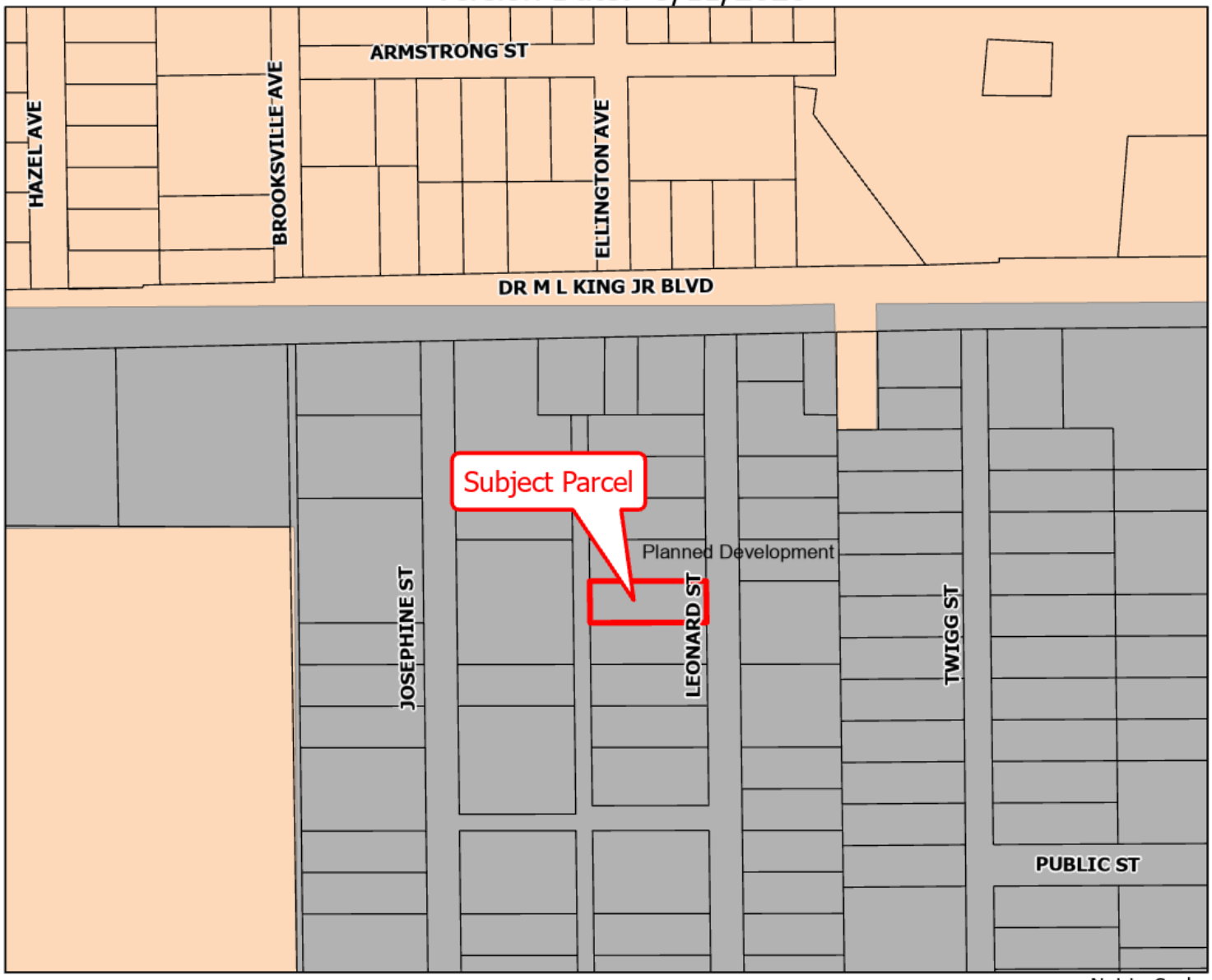
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Hernando County Comprehensive Plan Map

Existing Future Land Use: H-26-14

Version Date: 5/11/2026



Not to Scale.

Legend

- South Brooksville Planned Development District
- Planned Development

N
W E
S

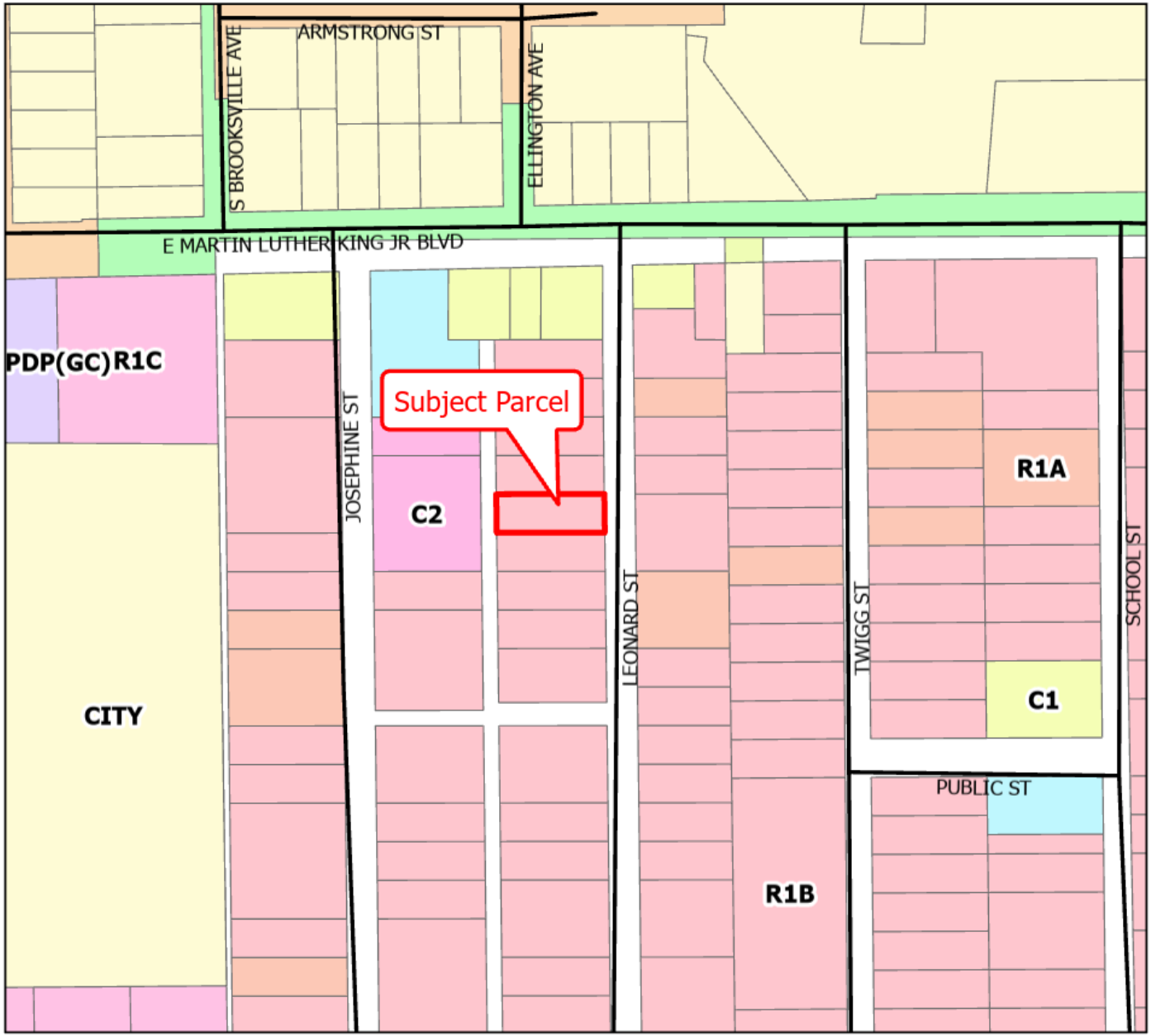
Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

H-26-14 Zoning Map

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



Legend

- <Null>
- C1
- C2
- CITY
- PDP(GC)
- R1A
- R1B
- R1C

N
W E
S

Hernando County Tech GIS
with Hernando County Planning Department
Project date: May 11, 2026

Not to Scale.

TITLE
Master Plan Revision Petition Submitted by Palmwood Holdings LLC (H2615)

BRIEF OVERVIEW
Request:
Master Plan Revision on a PDP(SF)/ Planned Development Project (Single Family)

General Location:
East of the Suncoast Parkway, west of Cresap Street at the western terminus of Jernigan Street

Parcel Key Number:
346227, 346165

Summary of Applicant's Request:
The petitioner is requesting a modification to the previously approved Master Plan to incorporate three additional residential lots. This revision is driven by a strategic change in site utilization; land originally reserved as a singular private estate by the prior owner is now being integrated into the broader development pattern.

The proposed layout maintains a highly sustainable density of 1.45 dwelling units per acre, ensuring the project remains compatible with the surrounding neighborhood. While the petitioner has established a generous minimum lot size of 17,475 square feet (116.5' x 150.0'), the majority of the parcels will exceed these dimensions, preserving the premium, spacious feel of the original design.

STRATEGIC PLAN INITIATIVES
The request is consistent with Strategic Theme D, "Quality of Life".

FINANCIAL IMPACT
A matter of policy. There is no financial impact.

LEGAL NOTE
The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A, (Zoning Code) Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan.

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 Master Plan revision on a property zoned PDP(SF)/Planned Development Project (Single Family) with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	04/29/2026 3:43 PM
Victoria Via	Approved	04/29/2026 3:48 PM
Natasha Lopez Perez	Approved	04/30/2026 12:53 PM
Toni Brady	Approved	05/05/2026 8:06 PM
Victoria Via	Approved	05/06/2026 11:53 AM

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: May 11, 2026 Board of County Commissioners: July 7, 2026
APPLICANT:	Palmwood Holdings LLC
FILE NUMBER:	H-26-15
REQUEST:	Master Plan Revision on a PDP(SF)/ Planned Development Project (Single Family)
GENERAL LOCATION:	East of the Suncoast Parkway, west of Cresap Street at the western terminus of Jernigan Street
PARCEL KEY NUMBER(S):	346227, 346165

APPLICANT'S REQUEST

The petitioner is requesting a modification to the previously approved Master Plan to incorporate three additional residential lots. This revision is driven by a strategic change in site utilization; land originally reserved as a singular private estate by the prior owner is now being integrated into the broader development pattern.

The proposed layout maintains a highly sustainable density of 1.45 dwelling units per acre, ensuring the project remains compatible with the surrounding neighborhood. While the petitioner has established a generous minimum lot size of 17,475 square feet (116.5' x 150.0'), the majority of the parcels will exceed these dimensions, preserving the premium, spacious feel of the original design.

Site Size	28.96 Acres	
Surrounding Zoning; Land Uses	North:	AG
	South:	AR-2 and AG
	East:	R-1C Residential
	West:	AG
Current Zoning:	PDP SF	
Future Land Use Map Designation:	Residential	

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to these parcels. Water is available, wastewater is not available. HCUD has no objection to the revised master plan to change the number of lots from 39 to 42, subject to connection to the central water system at time of site development.

ENGINEERING REVIEW

- The subject site is on Northwest corner of Jernigan Street and Winter Street. The County Engineer has reviewed the petitioner's request and provided the following comments:

- The petitioner shall clarify the connections of Jernigan Street: currently undeveloped segment of right to parcel key# 346165 and explain future connection to the north.

- The developer shall make sure the roads for this development will need to be a minimum of a Local Roadway.

- It is recommended the petitioner shall follow the Vacation of Right-of-Way/easement process to Vacate Potterfield easements if desired.

- The petitioner may be required to provide a Traffic Access Analysis, if the project reaches trip generation threshold. Refer to Hernando County Facility Design Guideline IV-18.

LAND USE REVIEW

The petitioner is proposing a residential development, with 17,475 Square foot lot size. The proposed setbacks for the individual lots are:

Single Family Lot Requirements:

- Front: 25'
- Side: 10'
- Rear: 20'

Buffers:

The petitioner has indicated a five-foot vegetative buffer is proposed on both the north and south and a twenty-foot buffer is proposed along the Suncoast Parkway.

The Suncoast Parkway is considered a scenic highway. As part of any new subdivision or commercial development along a designated scenic highway, a 20' landscape buffer shall be required. The purpose of this buffer is to shield the traveling public from signage, development and walls/fences and provide views of open space and natural areas on designated scenic highways. Furthermore, the buffer shall be planted in accordance with the requirements of the Community Appearance Ordinance for scenic highways.

Comments: The petitioner is proposing a drainage retention area along 75% of the western boundary, against the Suncoast Parkway, along with a 20' buffer. If approved, the petitioner must provide a minimum 20' landscape buffer along the western boundary against the Suncoast Parkway. The existing trees shall remain within the buffer area supplemented with plantings to provide a minimum 80% opacity. The remainder of the project shall meet the minimum buffer requirements.

Natural Vegetation:

Projects greater than twenty (20) acres shall designate an area of at least seven percent (7%) of the total project area as preserved natural vegetation and no construction activity can occur in this area. Preserved natural vegetation areas must be a minimum of twenty thousand (20,000) square feet. If approved, the petitioner must provide a minimum of seven percent (7%) natural vegetation. Preserved natural vegetation and/or planted native vegetation may be used to meet all or part of the requirement for open space if it is a minimum of fifteen (15) feet in width.

Comments: The property is 28.96 acres. The petitioner will need to provide 2.02 acres of natural vegetation to meet the 7%.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Residential land use classification on the adopted Future Land Use Map.

Future Land Use Map

Residential Category:

Strategy 1.04A(3): The ***Residential Category*** accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long-range facilities plans of the County.

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high-density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

FINDINGS OF FACT

The request for a master plan revision on the property zoned PDP(SF)/Planned Development Project (Single Family) is appropriate based on the following conclusions:

- The request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses.

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 Master Plan revision on a property zoned PDP(SF)/Planned Development Project (Single Family) 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. A wildlife survey shall be prepared by a qualified professional. The petitioner is required to comply with all applicable FWC regulations and permitting.

3. The petitioner must 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.

4. The Builder/Developer shall provide new property owners with Florida-Friendly Landscaping™ (FFL) Program information and include FFL language in the HOAs covenants and restrictions. Information on the County's Fertilizer Ordinance and fertilizer use is to be included. Educational information is available through Hernando County Utilities Department.

5. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.

6. Minimum Building Setbacks:
   - Front: 25'
   - Rear: 20'
   - Side: 10'

7. The petitioner shall provide a minimum 20' landscape buffer along the eastern boundary against the Suncoast Parkway. The existing trees shall remain within the buffer area and supplemented as needed to achieve a minimum 80% opacity within three years of planting.

8. The petitioner shall preserve the minimum seven percent (7%) natural vegetation as required by the County's Land Development Regulations. The required natural vegetation may be included as part of the required open space.

9. The developer shall provide a utility capacity analysis and shall connect to the central water and sewer systems at time of vertical construction and Health Department approval of appropriate Onsite Sewage Treatment and Disposal Systems.

10. The petitioner shall clarify the connections of Jernigan Street: currently undeveloped segment of right to parcel key# 346165 and explain future connection to the north.

11. The developer shall make sure the roads for this development will need to be a minimum of a Local Roadway.

12. It is recommended the petitioner shall follow the vacation of right of way/easement process to vacate Potterfield easements if desired.

13. The petitioner may be required to provide a Traffic access analysis, if the project reaches trip generation threshold. Refer to Hernando County Facility Design Guideline IV-18.

14. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued.

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-26-15 Official Date Stamp:

RECEIVED
DEC 03 2025
HERNANDO COUNTY ZONING

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: 123/2025

APPLICANT NAME: Palmwood Holdings, LLC
Address: 8245 River Country Drive
City: Spring Hill State: FL Zip: 34607
Phone: 352-230-5018 Email: chris@palmwoodconstruction.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME: Alan Garman
Company Name: ProCivil 360, LLC
Address: 12 S. Main Street
City: Brooksville State: FL Zip: 34601
Phone: 352-593-4255 Email: permitting@procivil360.com

HOME OWNERS ASSOCIATION: ☐ Yes ☑ No *(if applicable provide name)*
Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 346165 & 346227
2. SECTION 26, TOWNSHIP 22, RANGE 18
3. Current zoning classification: PDP-Res
4. Desired zoning classification: PDP-Res
5. Size of area covered by application: 28.96
6. Highway and street boundaries: Jernigan Street
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, Stuart Glover, 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)*: and *(representative, if applicable)*: ProCivil 360, LLC to submit an application for the described property.

Mgr
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 26th day of November, 2025, by Stuart Glover who is personally known to me or produced as identification.

Diane Luecke
Signature of Notary Public

DIANE LUECKE
MY COMMISSION EXPIRES 04-02-2026
NOTARY PUBLIC
COMM. # HH 244378
STATE OF FLORIDA

Notary Seal/Stamp

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

NARRATIVE

FOR

Magnolia Ridge Estates

Rezoning / Master Plan

December 2025

Project Location: The property in question is 28.6 acres. It is located east of the Suncoast Parkway, west of Winter Street, and north of SR 50 (Cortez). It is in Section 26, Township 22 South, Range 18 East Hernando County. It is known as Key numbers 346165 and 346227. **UNCHANGED**

Present Zoning: The land is presently zoned PDP (SF) per rezoning H-22-86. **UPDATED**

Present Land use: The land is currently designated as Residential. **UNCHANGED**

Desired Zoning: The zoning is not being altered. This is simply a procedural item to revise the master plan. **UPDATED**

Summary of Request: The applicant proposes to amend the master plan to incorporate additional lots. The original developer, who had secured the initial approval, has since passed away. His intention was to reserve a single large lot in the northwest corner for his personal residence. Following the sale of the property, the current owner seeks to revise this area to include standard lots consistent with those previously approved. Each standard lot measures approximately 0.4 acres (116.50' x 150.00'). To accommodate these new lots, an additional cul-de-sac is required, as depicted on the revised master plan.

Internal Setbacks:
Front: 25'
Sides: 10'
Rear: 20'

No deviations in setbacks are being requested. **UNCHANGED**

Buffers: The proposed use will abut AG land to the south and north. A five-foot existing vegetative buffer is proposed on both the north and south. For residential lot protection, a twenty foot buffer is proposed along the Suncoast Parkway. The proposed lots to the east are separated from the existing residential lots fronting on Crespa St., by an existing 15' RW apparently owned by Hernando County. These rights-of-way are random throughout the Potterfield Garden Acre subdivisions. This right-of-way may be vacated in the future, but is much too small to be utilized in present day situations. If approved, the Developer may attempt to vacate this r/w with the County's approval This r/w can only be vacated through cooperation of the Owners to the east. The most certain way this buffer remains is to leave the right-of-way alone. **UPDATED**

Access: The site is accessed from Jernigan Street, a county-owned right-of-way. As previously talked about in the buffers, an existing county-owned r/w extends from Jernigan to the west. The proposed design utilizes this r/w and provides additional land to create a 65' r/w into the project. That portion of the r/w will be improved with the development to continue Jernigan St. into the development. **UNCHANGED**

Other Rights-of-Way (r/w): An additional r/w only 15' in width exists north to south across proposed lots 30,34-42. The intent is to vacate this entire r/w prior to platting. If approved, this Developer will own both sides of this r/w and can complete the application process without reliance from the neighbors. **UNCHANGED**

Soils: According to information found on the NRCS database, the existing soils are Candler fine sand; typical of well drained soils. **UNCHANGED**

Streets: Jernigan Street is an existing county r/w, but unimproved to the west of its terminus at this project's east boundary. All proposed streets will meet the County's Facilities Design Guidelines without any deviations. The streets and storm sewer system will be dedicated to Hernando County upon recording of the record plat. **UNCHANGED**

Sanitary Sewer: The project will be served by septic tanks. The calculations indicate approximately 57 septic systems could be installed on this property with extension of the County's water system. We are only proposing 42. **UPDATED**

Potable Water: If approved, the Developer will extend the County-owned water system into this project. We have received location maps from HCUD which show the closest lines to be an 8" on Jernigan at the intersection of Crespa. A water analysis has been performed with the aid of HCUD and it shows that the future expansion would pass County requirements for this project. All costs of such expansion would be borne by the Developer. The record plat when recorded shall reflect these improvements being dedicated to HCUD. **UPDATED**

Environmental: The existing soils and vegetation support habitat for gopher tortoise. The Developer will, prior to any construction, conduct a wildlife assessment. **UNCHANGED**

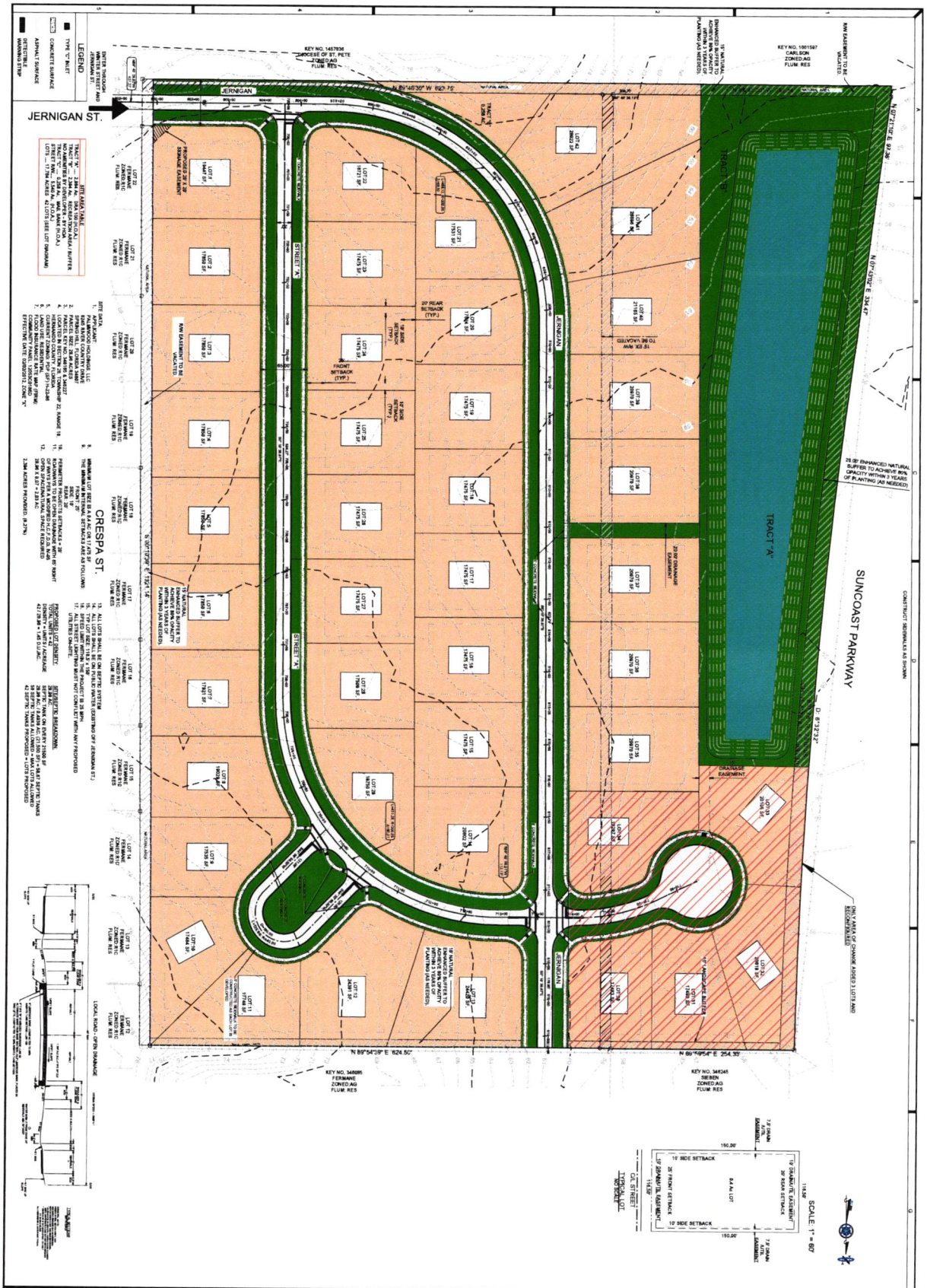
Floodplain: The project is located within the Wiscon Basin. The FEMA map indicates the entire project is located in Zone X. There are no flood plain nodes from the Wiscon study located within the Project boundary. **UNCHANGED**

Drainage: If approved, the project will be reviewed for drainage improvements and its effect on neighboring lands by Hernando County and the Southwest Florida Water Management District (SWFWMD). The site will be required to meet the following, for the major system:

Water quality capture and treatment
25 Year peak rates of flow attenuation
100 Year detention of runoff volume.

One large retention area is proposed against the Suncoast Parkway at the existing low areas. This area will be improved to the design calculation specifications. The system will recover through percolation of the existing soils. **UNCHANGED**

Traffic: Based on the latest tables from the ITE manual, the proposed project may generate up to 42 Peak Hour PM Trips. This will be further addressed at the time of concurrency when a traffic study may be required. **UPDATED**



User Name: adica Plot Date: Dec 02, 2025 - 4:08pm Drawing Name: W:\PROCIVIL\2025 Projects\PRO25050 - Magnolia Ridge Estates South (Diamond Estates)\25050STE.dwg

H-26-15 Aerial Map

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

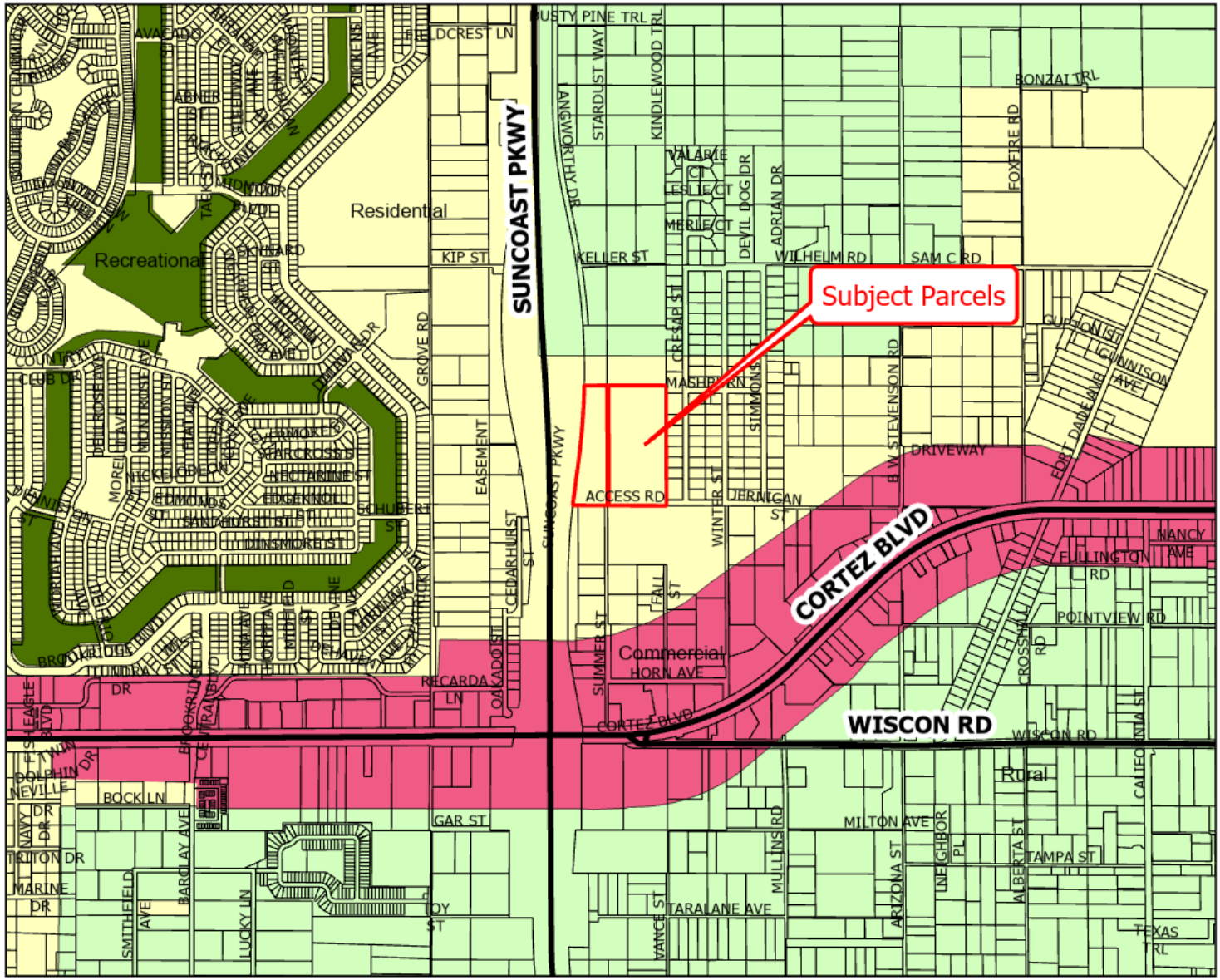


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-26-15

Version Date: 5/11/2026



Legend

- Commercial
- Recreational
- Residential
- Rural

N W E S

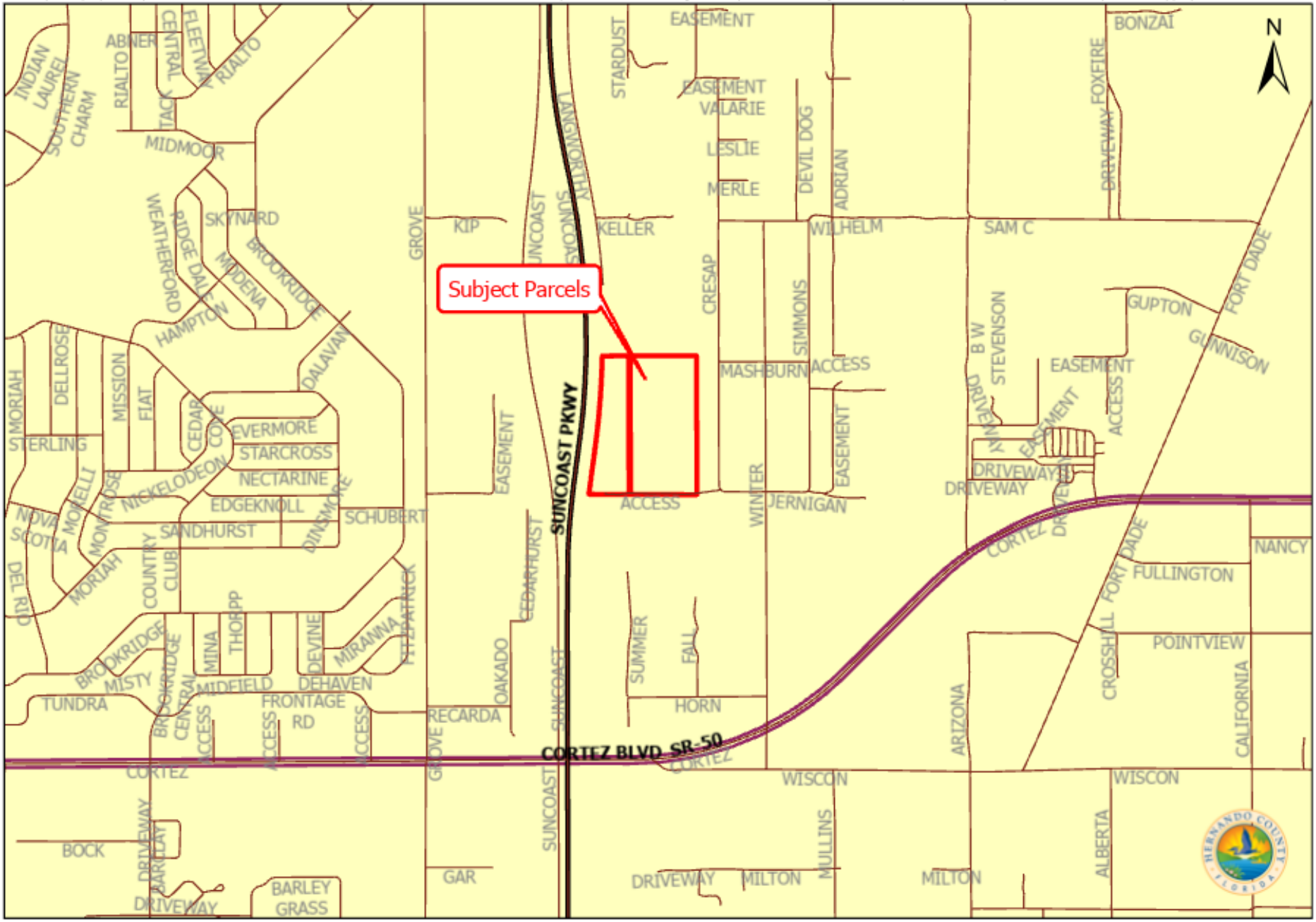
Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

H-26-15 Area Map

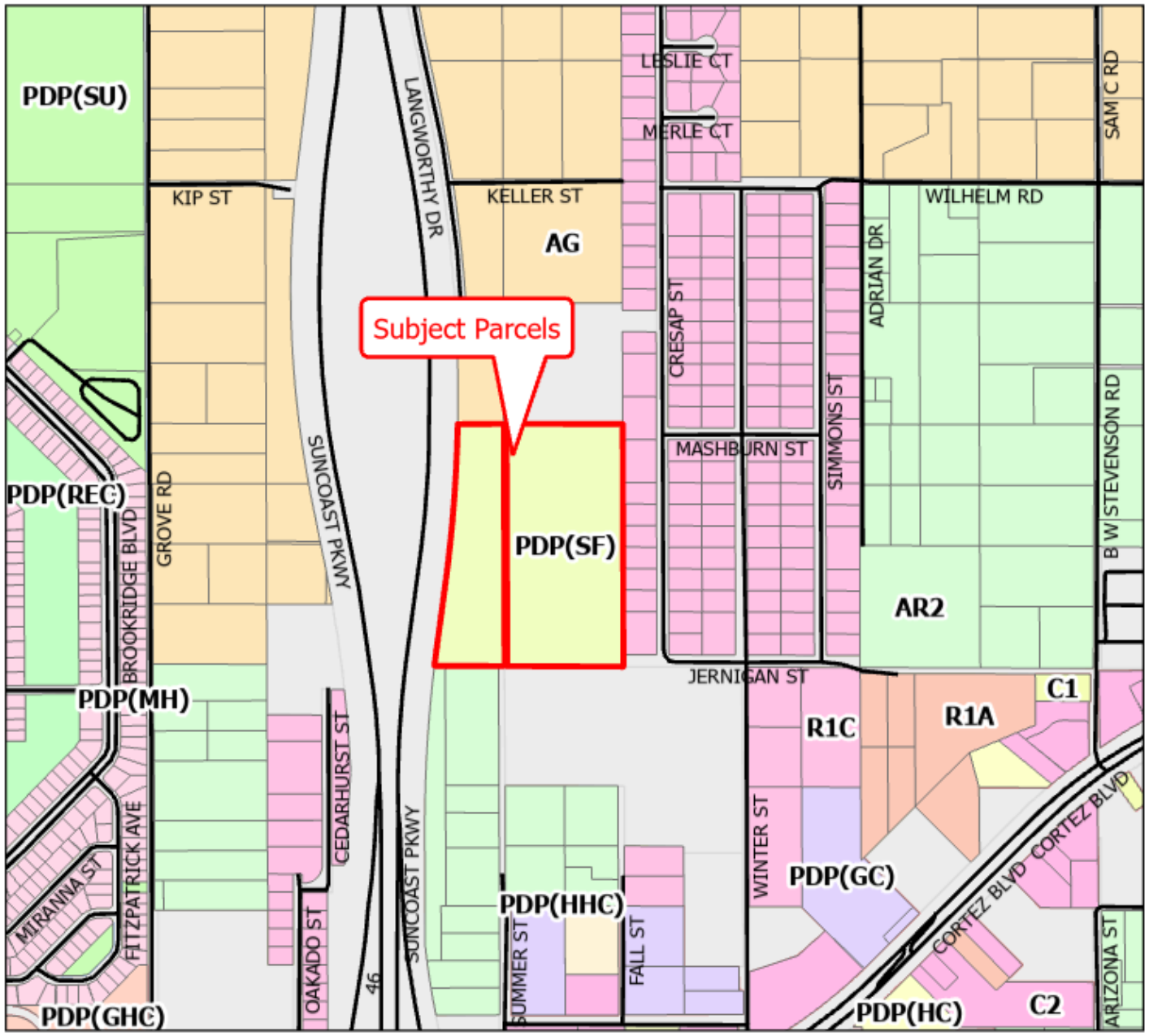
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

H-26-15 Zoning Map

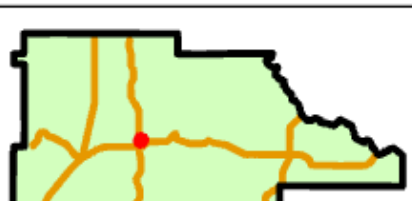
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Legend

- AG
- AR2
- C1
- C2
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(HHC)
- PDP(MH)
- PDP(REC)
- PDP(SF)
- PDP(SU)
- R1A
- R1C

N
W E
S



Hernando County Tech GIS
with Hernando County Planning Department
Project date: May 11, 2026

Not to Scale.

TITLE
Rezoning Petition Submitted by Hernando Investments, Inc. (H2616)

BRIEF OVERVIEW
Rezoning Request:
Rezoning from PDP(GC) with specific C-4 uses to PDP(HHC) with specific C-1, C-2, I-1 and I-2 uses and Special Exception 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:
1538081, 1538090, 1538107, 1538116, 1538125, 1538134, 1538143, 1538152, 1635172, 1635163, 1635154, 1538063

Summary of 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-1, C-2, 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.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme A, "Economic and Workforce Development".

FINANCIAL IMPACT

A matter of policy. There is no financial impact.

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for a Zoning District Amendment are contained in Appendix A (Zoning Code), Article VI. The Applicable Criteria for Planned Development Projects are contained in Appendix A (Zoning Code), Article VIII. The Zoning District Amendment to the Planned Development District and applicable PDP master plan must be consistent with the Comprehensive Plan. The Applicable Criteria for permitted uses for districts requested are contained in Appendix A (Zoning Code), Article IV, Section 3 (Commercial Districts) and Section 4 (Industrial Districts).

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-1, C-2, I-1 and I-2 uses and Special Exception uses with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	04/29/2026 3:51 PM
Victoria Via	Approved	04/29/2026 3:52 PM
Natasha Lopez Perez	Approved	05/01/2026 3:46 PM
Toni Brady	Approved	05/05/2026 7:59 PM
Natasha Lopez Perez	Approved	05/06/2026 8:14 AM
Victoria Via	Approved	05/06/2026 11:54 AM

STAFF REPORT

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

HERNANDO COUNTY ZONING AMENDMENT PETITION

File No. H-26-16 Official Date Stamp:

RECEIVED
FEB 04 2026
Hernando County Development Services
Zoning Division

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: 02/02/2026

APPLICANT NAME: Hernando Investments Inc.

Address: 20 S BROAD ST
City: Brooksville State: FL Zip: 34601
Phone: 352-796-9423 Email: ford@coastal-engineering.com
Property owner's name: *(if not the applicant)*

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.
Address: 966 Candlelight Blvd
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): 1538081, 1538090, 1538107, 1538116, 1538125, 1538134, 1538143, 1538152, 1635172, 1635163, 1635154, 1538063
2. SECTION 6, TOWNSHIP 23, RANGE 21
3. Current zoning classification: PDP(GC) with C4 Use & PDP (GC) (see attached narrative for additional information)
4. Desired zoning classification: PDP(HHC) (see attached narrative for all proposed uses)
5. Size of area covered by application: 12.53 acres
6. Highway and street boundaries: Nature Coast Boulevard
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, Clifford E. Manuel, Jr, President of Hernando Investments, Inc., 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)*:
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 2nd day of February, 20 26, by Clifford E. Manuel, Jr. who is personally known to me or produced N/A as identification.

Lindsay Nichols Ollier
Signature of Notary Public

LINDSAY NICHOLS OLLIER
Commission # HH 572438
Expires November 16, 2028

Notary Seal/Stamp

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

Rezoning and Master Plan

Narrative

Cortez Crossing

Lots 1-8 and Lots 25-27

Parcel Keys:

1538081, 1538090, 1538107, 1538116, 1538125, 1538134, 1538143, 1538152, 1635172, 1635163, 1635154, 1538063

Applicant:

Hernando Investments Inc.

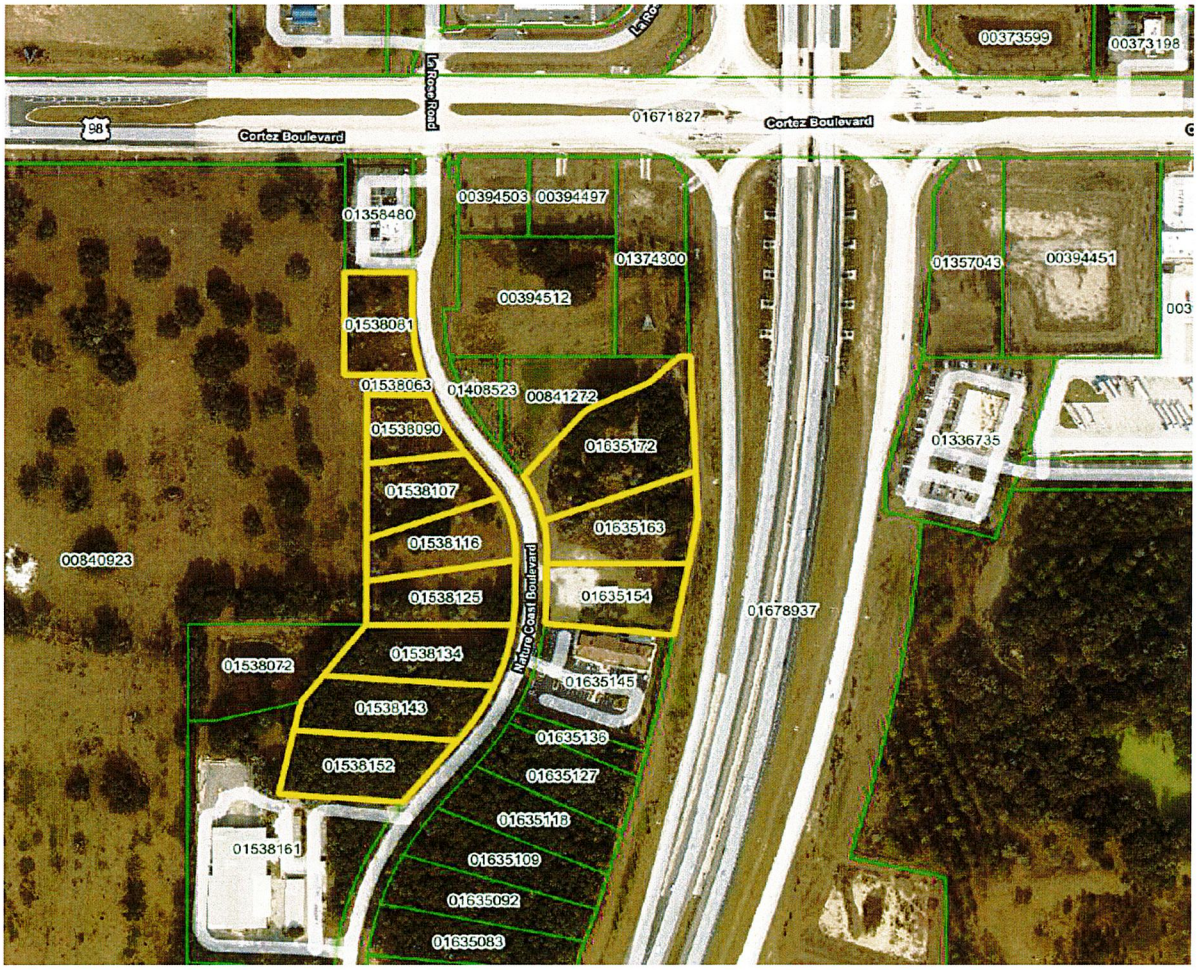


Figure 1. Hernando Investments LLC- Aerial and Location Map

General Description:

The site consists of eleven (11) lots within Nature Coast Crossing Subdivision Phases 1 and 2, is located along either side of Nature Coast Boulevard, and consists of a total of 12.53 acres (see Appendix for Plat information). Please refer to Figure 1 for the site location.

Site Zoning and Land Use:

The Site is currently zoned PDP/GC (Planned Development Project/General Commercial) and PDP/GC with a C-4 Use. Please refer to Figure 2 for the site zoning.

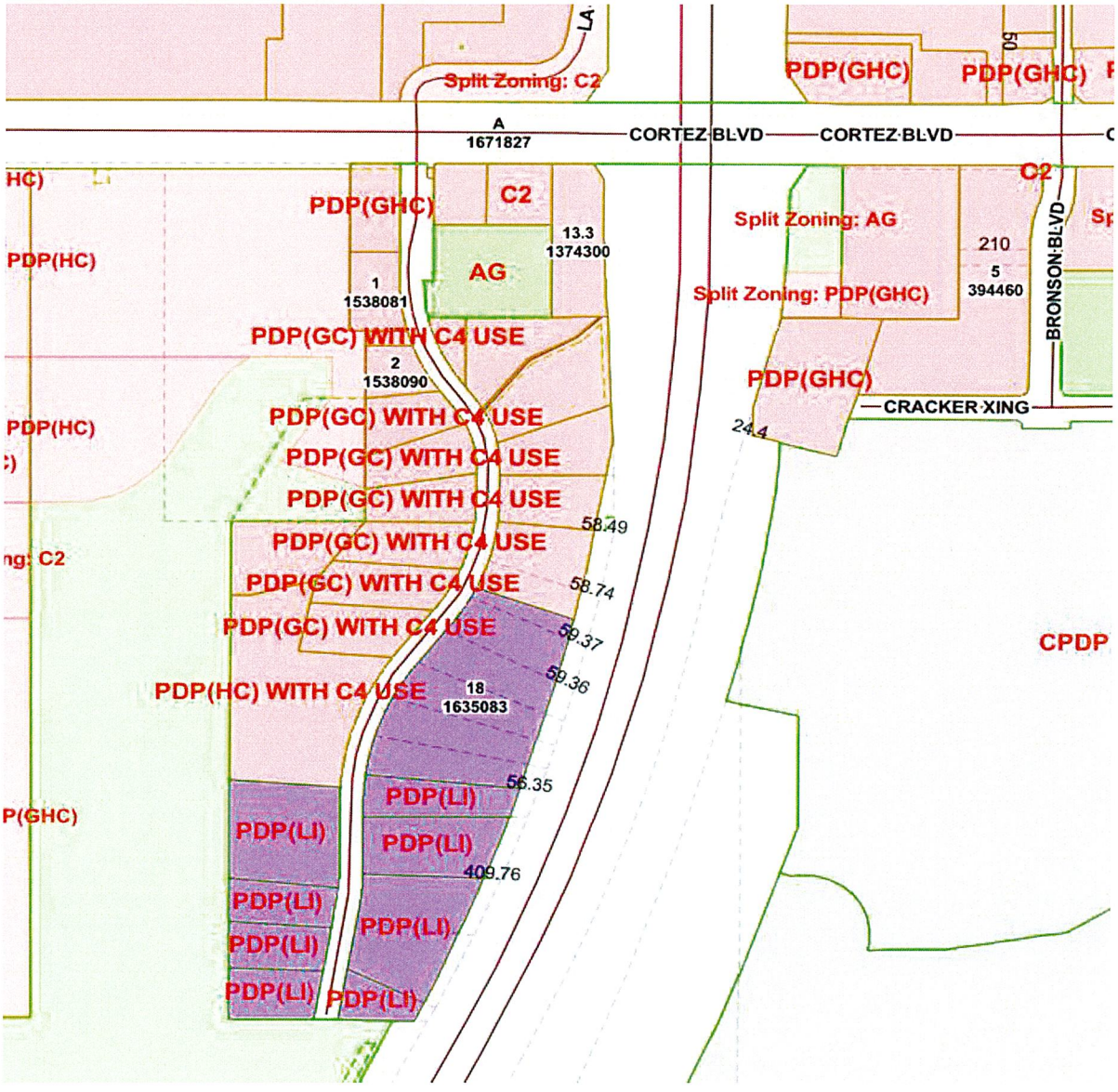


Figure 2. Hernando Investments LLC- Site Zoning Map

The site is currently designated as part of the I75/SR 50 Planned Development District. Please refer to Figure 3 for the Future Land Use.

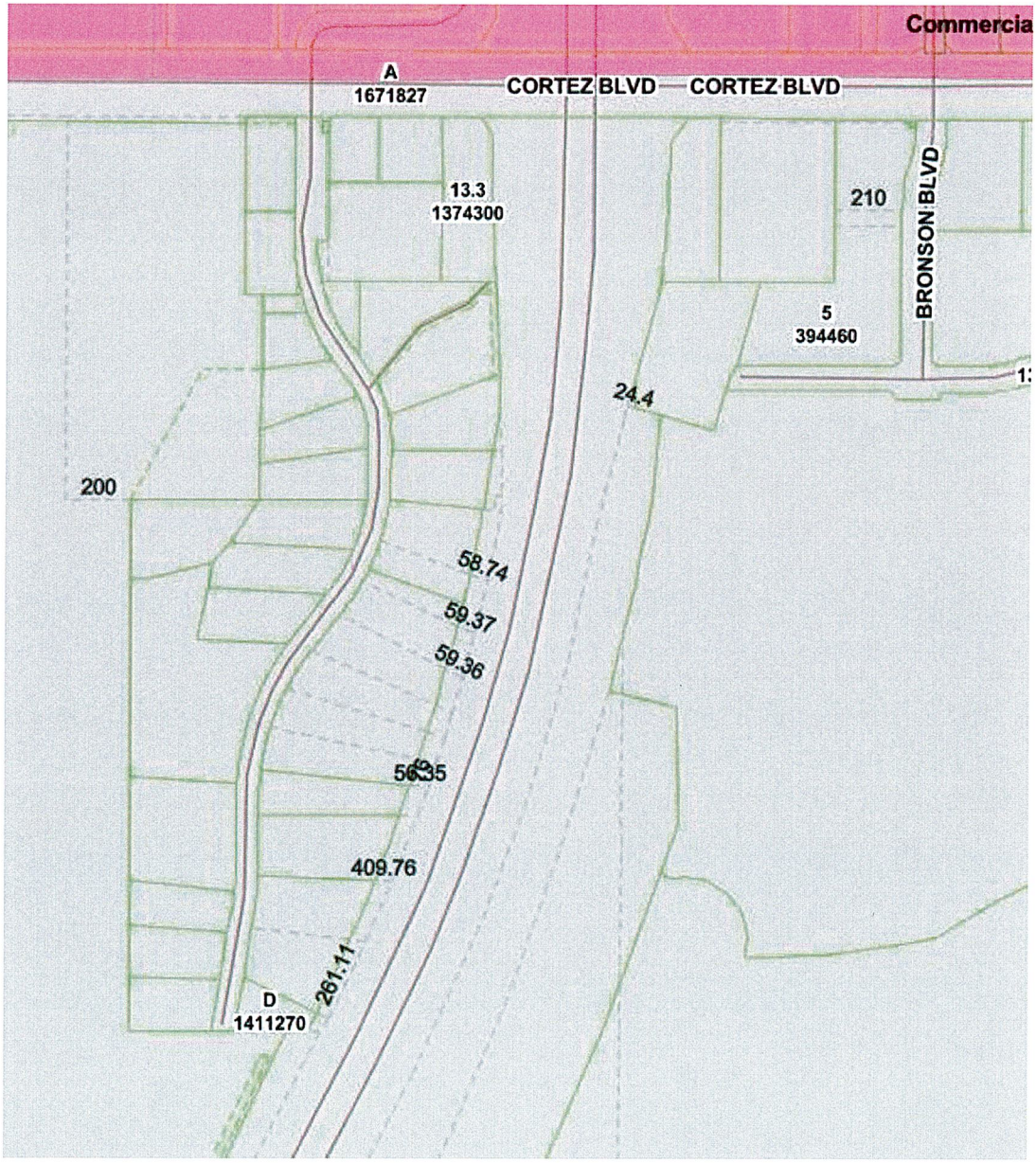


Figure 3. Hernando Investments LLC- Site Existing Land Use Map

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

	Zoning	FLU	Property Use
North	C-2; PDP/GHC; PDP/HHC; AG	Commercial	Vacant, hotel, convenience store with gas pumps
South	PDP/LI	I75/SR 50 PDD	Hotel; Truss Plant, vacant industrial lots
East	NA	I75/SR 50 PDD	I-75
West	PDP/HC; AG	I75/SR 50 PDD	Vacant

Request:

The applicant is requesting to change the zoning from PDP/GC and PDP/GC with a C-4 Use to PDP/HHC with additional specified uses as outlined in this narrative.

Project Description:

In order to accommodate present market interest in the northernmost parcels in the Nature Coast Crossing commercial and industrial subdivision, it has become evident that more flexibility is required than available in the existing PDP/GC zoning designation. The requested PDP (Heavy Highway Commercial) district allows all permitted uses in the C-4 zoning district. Any special exception uses allowed in the C-4 zoning district which have been specifically designated or specified in the narrative or on the master plan. Any permitted and special exception uses from the C-2, O/P, I-1 and I-2 zoning districts designated in the narrative or on the master plan.

The applicant is requesting all permitted uses allowed in the C-4 District and the following additional specified uses:

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 uses requested

Commercial

- Heavy Motor Freight Transportation Establishments.

Industrial

- 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.

Comprehensive Plan:

The subject property is consistent with the following Goals, Objectives and Strategies of the Comprehensive Plan.

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.

Analysis: The site is ideally suited to the Planned Development District given the fact that the area is currently platted and developed with a mix of commercial and industrial uses. The proposed PDP/HHC district provides the flexibility to develop a mix of uses in accordance with the platted lot layouts consistent with location and adjoining uses as the project builds out. The intensity and design of the project will in accordance with the standards in the approved master plan and narrative.

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.

Analysis: The I 75/SR 50 Planned Development District is intended to develop with a mix of integrated uses. The site and existing subdivided lots are ideally suited for uses that are intended to provide employment based opportunities and convenience based services.

Proposed Dimensional Standards:

Minimum Setbacks
Front-35 feet
Sides-10 feet (previously approved deviation from 20 feet)
Rear-35 feet

Perimeter Buffers
East (I-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.

Maximum Height-60 feet

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.

All lot landscaping shall meet the Community Appearance Ordinance.

Site Conditions

Topography

The site ranges in elevation from 60 to 90 feet. Please refer to Figure 4 for the topographic information.

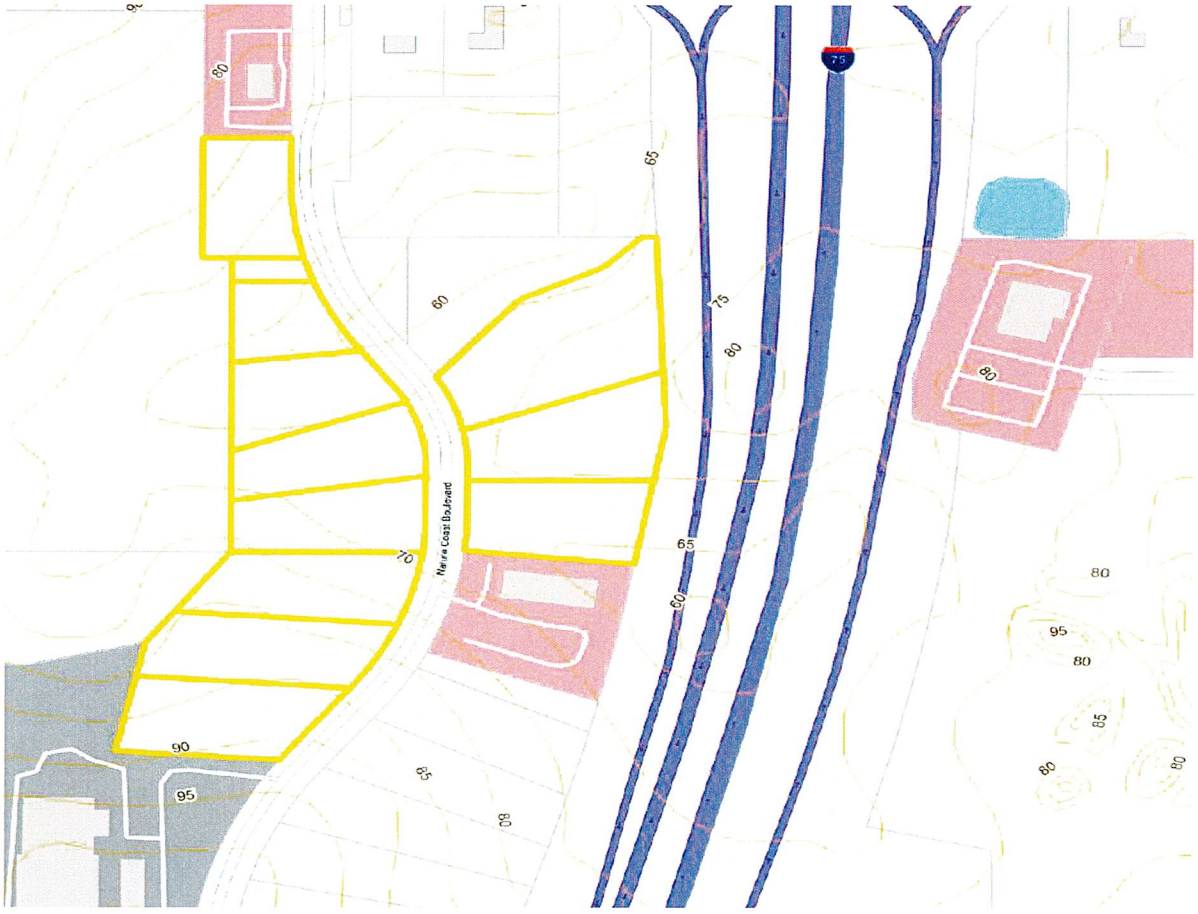


Figure 4. Hernando Investments LLC- Topographic Map

Floodplain

There is a small depression on the site between lots 24 and 25. Otherwise, the site is not located in a flood zone. Please refer to Figure 5 for the flood map.

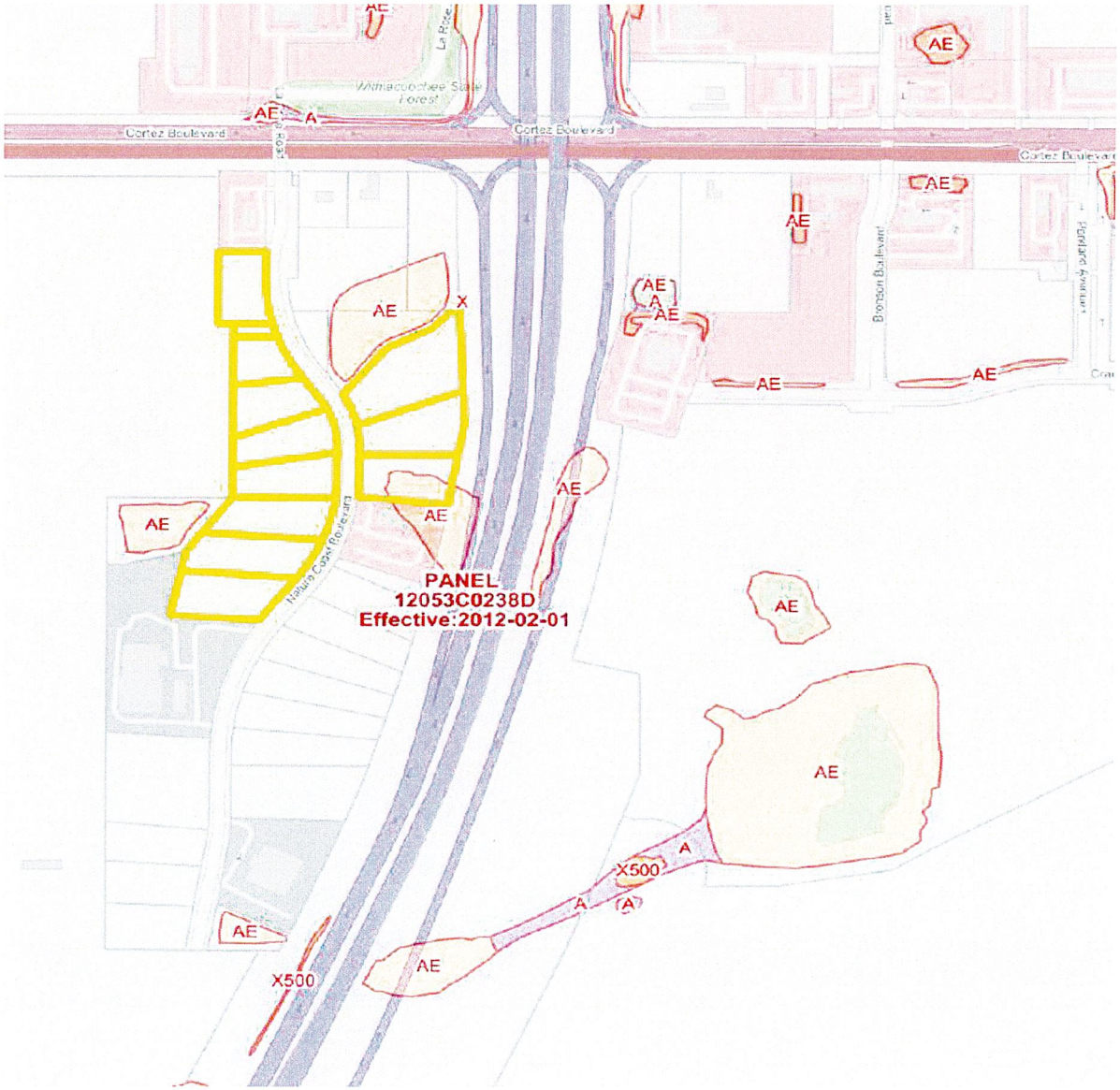


Figure 5. Hernando Investments LLC- Flood Map

Soils

The site consists of entirely Candler Fine Sand soils. Please refer to Figure 6 for the soil types.

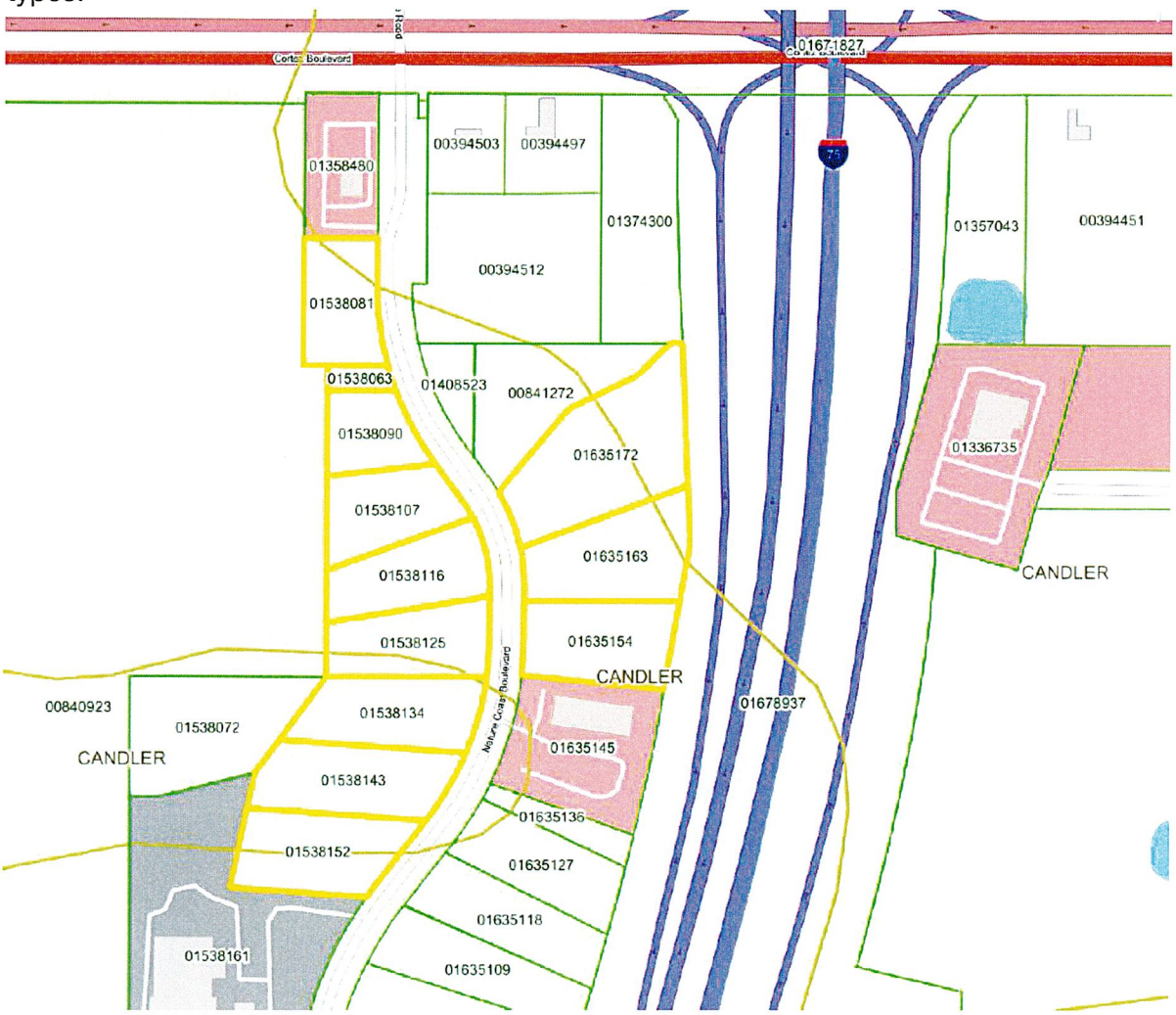


Figure 6. Hernando Investments LLC-Soils Map

Site Environmental

The site is currently platted and any required additional permitting will be obtained at the time of development.

Infrastructure

Adequate Access/Transportation

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 I-75, making the location ideal for employment and industrial related uses.

Utilities

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.

Drainage

The stormwater management system has been constructed for the subdivision as permitted by the Southwest Florida Water Management District (SWFWMD).

Deviations

. The side yard deviation was previously approved; no additional deviations are proposed.

APPENDIX

PLAT BOOK 34
PAGE 40

CORTEZ CROSSING PHASE ONE

A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA.

LEGAL DESCRIPTION:

STATE OF FLORIDA:
COUNTY OF HERNANDO:

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "CORTEZ CROSSING PHASE ONE", A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID SECTION 6; THENCE N 89° 28' 48" W, ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2, 924.57 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 75 AND THE POINT OF BEGINNING; THENCE CONTINUE N 89° 28' 48" W, ALONG SAID SOUTH BOUNDARY, 266.74 FEET TO THE EASTERLY RIGHT OF WAY LINE OF NATURE COAST BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 1380, PAGE 577, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) N 09° 39' 40" E 383.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 7290.00 FEET; (2) NORTH 09° 47' 27" E, A CHORD BEARING OF N 09° 54' 41" E AND A CHORD OF 69.36 FEET; THENCE ALONG THE ARC OF SAID CURVE (D) 69.43 FEET; THENCE S 81° 50' 46" E 406.76 FEET TO THE CURVED, WESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE 75, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5079.58 FEET, A DELTA OF 04° 42' 52", A CHORD OF S 24° 54' 43" W AND A CHORD OF 460.63 FEET; THENCE ALONG THE ARC OF SAID CURVED WESTERLY RIGHT OF WAY LINE 460.78 FEET TO THE POINT OF TANGENCY; THENCE S 27° 36' 19" W, ALONG SAID WESTERLY RIGHT OF WAY LINE, 48.10 FEET TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID SECTION 6; THENCE N 89° 28' 48" W, ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2, 1593.31 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NATURE COAST BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 1380, PAGE 577, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE N 89° 28' 48" W, ALONG SAID SOUTH BOUNDARY, 338.86 FEET; THENCE N 09° 15' 39" E 1916.08 FEET; THENCE S 89° 49' 10" E 600.00 FEET; THENCE N 09° 54' 50" E 623.30 FEET; THENCE N 89° 49' 10" W 50.00 FEET; THENCE N 09° 54' 50" E 266.00 FEET; THENCE S 89° 49' 10" E 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID NATURE COAST BOULEVARD, PARENT ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING ELEVEN (11) COURSES: (1) S 00° 14' 50" W 84.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 900.00 FEET; A DELTA OF 30° 52' 11", A CHORD BEARING OF S 15° 11' 16" E AND A CHORD OF 478.47 FEET; THENCE ALONG THE ARC OF SAID CURVE (2) 484.10 FEET TO THE POINT OF TANGENCY; (3) S 30° 37' 21" E 88.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2868.00 FEET; A DELTA OF 26° 37' 54", A CHORD BEARING OF SOUTH 16° 18' 25" EAST AND A CHORD OF 1321.27 FEET; THENCE ALONG THE ARC OF SAID CURVE (4) 1331.91 FEET TO THE POINT OF TANGENCY; (5) S 04° 00' 32" W 1034.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2950.00 FEET, A DELTA OF 20° 00' 00", A CHORD BEARING OF S 13° 59' 48" W AND A CHORD OF 1025.11 FEET; THENCE ALONG THE ARC OF SAID CURVE (6) 1029.53 FEET TO THE POINT OF TANGENCY; (7) S 23° 59' 48" W 1284.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 845.00 FEET, A DELTA OF 28° 15' 49", A CHORD BEARING OF S 15° 52' 07" E AND A CHORD OF 826.24 FEET; THENCE ALONG THE ARC OF SAID CURVE (8) 844.38 FEET TO THE POINT OF TANGENCY; (9) S 00° 14' 49" E 303.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 550.00 FEET, A DELTA OF 33° 32' 56" AND A CHORD BEARING OF S 04° 56' 47" W AND A CHORD OF 158.54 FEET; THENCE ALONG SAID CURVE (10) 160.80 FEET TO THE POINT OF TANGENCY; (11) S 89° 28' 43" W 366.96 FEET TO THE POINT OF BEGINNING.

BEGINNING.

AND

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID SECTION 6; THENCE N 89° 28' 48" W, ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2, 1548.77 FEET; THENCE N 00° 14' 50" E 1816.66 FEET; THENCE S 89° 45' 10" E 400.00 FEET; THENCE N 00° 14' 50" E 623.30 FEET; THENCE N 89° 45' 10" W 50.00 FEET; THENCE N 00° 14' 50" E 554.00 FEET; THENCE S 89° 45' 10" E 150.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NATURE COAST BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 1380, PAGE 577, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N 09° 14' 50" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, 850.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SPIVEY ROAD 80 (CORTEZ BOULEVARD); THENCE S 89° 45' 10" E, ALONG SAID SOUTH RIGHT OF WAY LINE, 65.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89° 45' 10" E, ALONG SAID SOUTH RIGHT OF WAY LINE, 20.00 FEET; THENCE S 00° 14' 50" W, 50.00 FEET; THENCE N 89° 45' 10" W 20.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID NATURE COAST BOULEVARD; THENCE N 00° 14' 50" E, ALONG SAID EASTERLY RIGHT OF WAY LINE, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.83 ACRES, MORE OR LESS.

DEDICATION

IN CONJUNCTION WITH THIS PLAT OF CORTEZ CROSSING PHASE ONE, THE DECLARANT GRANTS AND RESERVES THE FOLLOWING EASEMENTS AND RIGHTS, THE NAME, WIDTH AND DIMENSIONS OF WHICH ARE DESIGNATED ON THE PLAT FOR THE FOLLOWING USES AND PURPOSES:

THE EASEMENTS AS DESIGNATED ON THE PLAT ARE HEREBY RESERVED TO THE DECLARANT, ITS SUCCESSORS AND ASSIGNS AND GRANTED TO HERNANDO COUNTY AND PUBLIC UTILITY SERVICE PROVIDERS TO THE SUBDIVISION ON A NON-EXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVE-GROUND AND BELOW-GROUND INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY AND OTHER SERVICES, INCLUDING BUT NOT LIMITED TO WATER, GAS, SANITARY SEWER, ELECTRICAL, DRAINAGE, TELEPHONE AND ELECTRONIC COMMUNICATIONS, WITH THE NORMAL APPURTENANT PIPES, LINES, WIRES, POLES, BRACES, TRANSFORMERS AND REQUIRED EQUIPMENT FOR PROVIDING THE SERVICES. THE DECLARANT RESERVES THE RIGHT TO GRANT EASEMENTS AND EASEMENT USES IN ADDITION TO THOSE NOTED.

TRACT "A" IS FOR DRAINAGE, TRACT "B" IS FOR FUTURE ROAD RIGHT OF WAY AND TRACTS "C" AND "D" ARE FOR RESERVATION OF UTILITY WATER PLANTS. THESE TRACTS AS DESIGNATED ON THE PLAT ARE HEREBY RESERVED TO THE DECLARANT, ITS SUCCESSORS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS AS DEDICATORS THIS 14TH DAY OF OCTOBER, 2004.

OWNER : HERNANDO INVESTMENTS, INC.

CLIFTON E. MANUEL, JR., PRESIDENT — GARY E. SCHRAUT, SECRETARY

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGMENT:

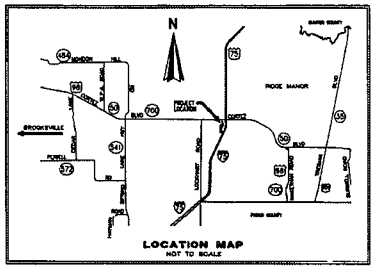
STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY ON THIS 14TH DAY OF OCTOBER, 2004 A.D., BEFORE ME PERSONALLY APPEARED CLIFTON E. MANUEL, JR., PRESIDENT AND GARY E. SCHRAUT, SECRETARY TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT HERNANDO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES:



LOCATION MAP
NOT TO SCALE

JOINDER AND CONSENT TO DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY AND THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCE SHALL BE SUBORDINATED TO THE DEDICATION AND EASEMENT REFERENCE.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

JAMES G. RAYES

WITNESS — WITNESS

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY ON THIS 22 DAY OF October, 2004 A.D., BEFORE ME PERSONALLY APPEARED JAMES G. RAYES TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT HERNANDO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS HERNANDO COUNTY.

PREPARED BY :
W. D. GREENE LAND SURVEYING, INC.
600 WEST JEFFERSON STREET
BROOKSVILLE, FLORIDA 34601
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 3704

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE 19 DAY OF OCTOBER, 2004, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID COMMISSION, NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AND SHALL BE BINDING ON ALL PERSONS THEREAFTER.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

ATTEST: CLERK — CHAIRMAN

ABSTRACTORS CERTIFICATE:

I HEREBY CERTIFY THAT HERNANDO INVESTMENTS, INC. AND JAMES G. RAYES ARE THE APPARENT RECORD OWNERS OF THE LANDS HEREBY PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SUCH LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY OR THE STATE OF FLORIDA.

FOR : THE HOGAN LAW FIRM
THOMAS S. HOGAN, JR.

10-21-04
DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

THIS PLAT HAS BEEN APPROVED AND REVIEWED AS TO FORM.

COUNTY ATTORNEY

10/23/04
DATE

CLERK'S CERTIFICATE:

I, KAREN NICOLAI, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 1st DAY OF November, 2004 AND RECORDED IN PLAT BOOK 34, PAGES 40 - 41.

CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

I, WILLIAM D. GREENE, HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED, THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA.

PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 3903

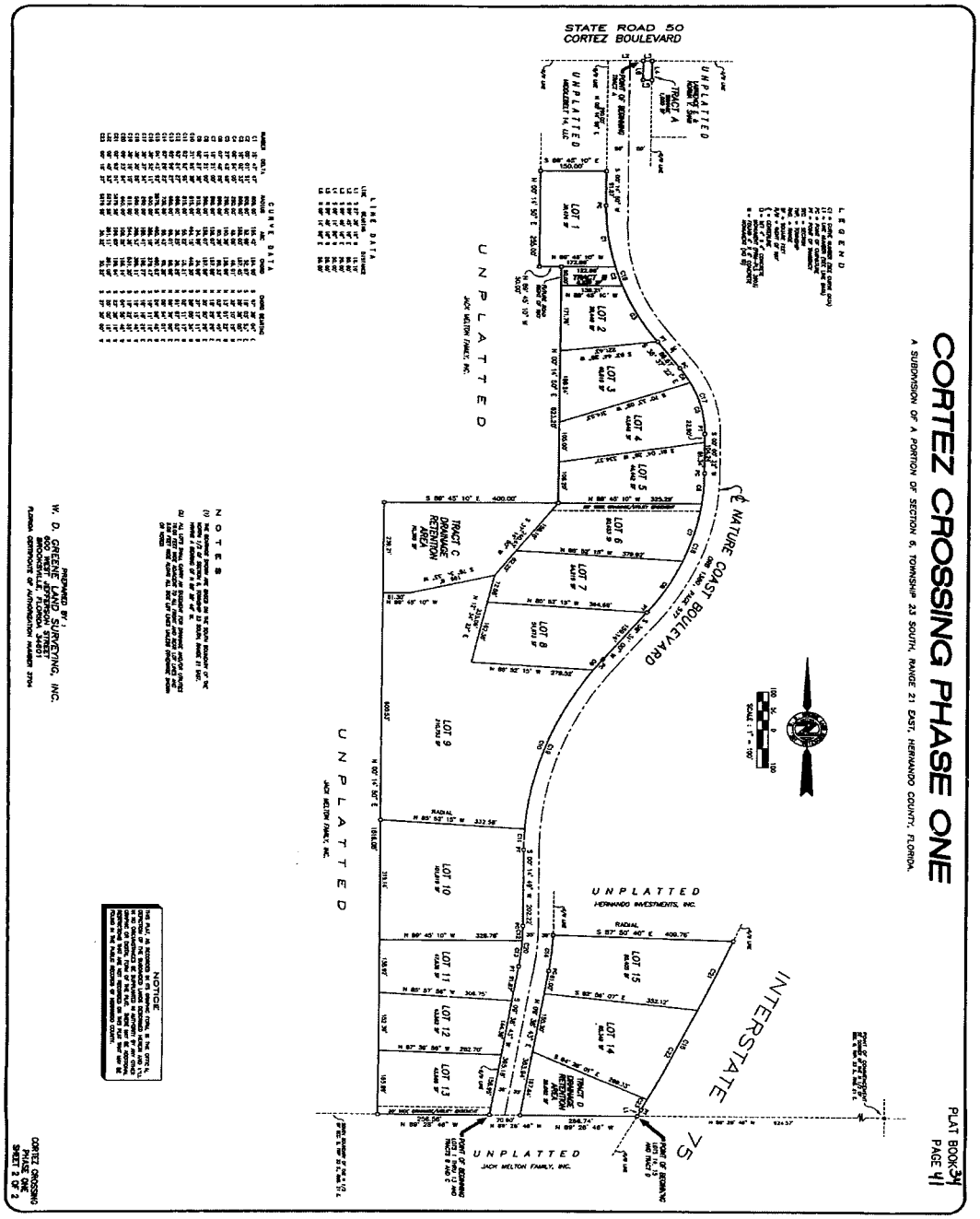
CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/ CONTRACTED PROFESSIONAL SURVEYOR AND MAPPER:

"I, J. ERIC CUNNINGHAM, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY AS TO CHAPTER 177, F.S. AND THAT I AM EMPLOYED BY, OR UNDER CONTRACT TO, THE APPROPRIATE LOCAL GOVERNING BODY AND AM ACTING HEREIN AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 IS NOT INTENDED TO BE, AND SHOULD NOT BE CONSTRUED AS, A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT."

10/18/04

PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6164

CORTEZ CROSSING
PHASE ONE
SHEET 1 OF 2


CORTEZ CROSSING PHASE ONE
A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA.
PLAT BOOK 34 PAGE 41
STATE ROAD 50
CORTEZ BOULEVARD
NATURE COAST BOULEVARD
INTERSTATE 75
UNPLATTED
JACK MELTON FAMILY, INC.
UNPLATTED
HERNANDO INVESTMENTS, INC.
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
TRACT A
TRACT C DRAINAGE RETENTION AREA
TRACT D DRAINAGE RETENTION AREA
POINT OF BEGINNING
POINT OF COMMENCING
LEGEND
NOTES
NOTICE
PREPARED BY:
W. D. GREEN & ASSOCIATES LAND SURVEYING, INC.
600 WEST JEFFERSON STREET
BROOKSVILLE, FLORIDA 34601
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 3774
CORTEZ CROSSING
PHASE ONE
SHEET 1 OF 2

CORTEZ CROSSING PHASE TWO

A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA.

PLAT BOOK 37
PAGE 56

LEGAL DESCRIPTION:

STATE OF FLORIDA:
COUNTY OF HERNANDO:

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "CORTEZ CROSSING PHASE TWO", A SUBDIVISION OF A PORTION OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA; THENCE N 89° 55' 49" W, ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2, 624.57 FEET TO THE WESTERLY RIGHT OF WAY LINE OF NETHERHILL RD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) N 37° 39' 19" E 1810.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2574.96 FEET; A DELTA OF 00° 01' 34", A CHORD BEARING OF N 37° 39' 04" E, AND A CHORD OF 1.18 FEET; THENCE ALONG THE ARC OF SAID CURVE (2) 1.18 FEET TO THE NORTHEAST CORNER OF LOT 15, CORTEZ CROSSING PHASE ONE, AS RECORDED IN PLAT BOOK 34, PAGES 40 AND 41, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE N 89° 55' 49" W, ALONG THE NORTH BOUNDARY OF SAID LOT 15, 408.76 FEET TO THE NORTHWEST CORNER OF SAID LOT 15 AND THE CLOSED EASTERLY RIGHT OF WAY LINE OF NATURE COAST BOULEVARD, SAID CURVE BEING CONCAVE SOUTHWESTERLY; HAVING A RADIUS OF 730.00 FEET; A DELTA OF 09° 36' 37", A CHORD BEARING OF N 51° 13' 05" E AND A CHORD OF 34.31 FEET; THENCE ALONG THE ARC OF SAID CURVE 34.31 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING SEVEN (7) COURSES: (1) N 52° 17' 48" E 102.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 745.00 FEET; A DELTA OF 38° 16' 11", A CHORD BEARING OF N 71° 26' 11" E AND A CHORD OF 488.69 FEET; THENCE ALONG THE ARC OF SAID CURVE (2) 497.81 FEET TO THE POINT OF TANGENCY; (3) N 38° 31' 05" E 126.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 660.00 FEET; A DELTA OF 36° 30' 34", A CHORD BEARING OF N 19° 15' 48" E AND A CHORD OF 413.28 FEET; THENCE ALONG THE ARC OF SAID CURVE (4) 420.62 FEET TO THE POINT OF TANGENCY; (5) N 00° 00' 31" E 1004.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 390.00 FEET; A DELTA OF 36° 30' 34", A CHORD BEARING OF N 18° 15' 33" E AND A CHORD OF 244.26 FEET; THENCE ALONG THE ARC OF SAID CURVE (6) 248.55 FEET TO THE POINT OF TANGENCY; (7) N 36° 31' 50" E 46.65 FEET; THENCE N 89° 14' 50" E 1215.15 FEET; THENCE S 00° 45' 10" E 624.82 FEET TO THE CURVED WESTERLY RIGHT OF WAY LINE OF INTERSTATE 75; SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5689.58 FEET; A DELTA OF 00° 08' 57", A CHORD BEARING OF S 03° 09' 19" E AND A CHORD OF 14.29 FEET; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S 36° 13' 03" W, 462.46 FEET TO A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5678.58 FEET; A DELTA OF 12° 08' 00", A CHORD BEARING OF S 30° 09' 03" W AND A CHORD OF 1198.13 FEET; THENCE ALONG THE ARC OF SAID CURVE (2) 1200.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.80 ACRES, MORE OR LESS.

DEDICATION:

IN CONJUNCTION WITH THIS PLAT OF CORTEZ CROSSING PHASE TWO, THE DECLARANT GRANTS AND RESERVES THE FOLLOWING EASEMENTS AND TRACTS, THE NAME, WIDTH AND PURPOSES OF WHICH ARE DESIGNATED ON THE PLAT FOR THE FOLLOWING USES AND PURPOSES:

THE EASEMENTS AS DESIGNATED ON THE PLAT ARE HEREBY RESERVED TO THE DECLARANT, ITS SUCCESSORS AND ASSIGNS, AND GRANTED TO HERNANDO COUNTY AND PUBLIC UTILITY COMPANY PROVIDING TO THE EXPANSION ON A NON EXCLUSIVE BASIS FOR THE GROUND LEVEL, ABOVE-GROUND AND BELOW-GROUND INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY AND OTHER SERVICES, INCLUDING BUT NOT LIMITED TO WATER, GAS, SANITARY SEWER, ELECTRICAL, DRAINAGE, TELEPHONE AND ELECTRONIC COMMUNICATIONS, WITH THE NORMAL APPURTENANT PIPES, LINES, WIRES, VALVES, MANGES, TRANSFORMERS AND REQUIRED EQUIPMENT FOR PROVIDING THE SERVICES. THE DECLARANT RESERVES THE RIGHT TO GRANT EASEMENTS AND EASEMENT USES IN ADDITION TO THOSE GIVEN.

TRACT "C" IS FOR THE RETENTION OF STORM WATER RUNOFF. THESE TRACTS AS DESIGNATED ON THIS PLAT ARE HEREBY RESERVED TO THE DECLARANT, ITS SUCCESSORS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS AS DEDICATORS THIS 28th DAY OF April, 2006.

OWNER: HERNANDO INVESTMENTS, INC.

CLIFFORD E. MANUEL, JR., PRESIDENT — MARY E. SCHRAUT, SECRETARY

WITNESS FOR BOTH — WITNESS FOR BOTH

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HERNANDO

I HEREBY CERTIFY ON THIS 28th DAY OF April, 2006 A.D., BEFORE ME PERSONALLY APPEARED CLIFFORD E. MANUEL, JR., PRESIDENT AND MARY E. SCHRAUT, SECRETARY TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT HERNANDO COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES

WITNESS MY HAND AND SEAL AS DEDICATOR THIS 14 DAY OF April, 2006

OWNER: MARY C. SANDRINI, AS TRUSTEE FOR THE MARY C. SANDRINI TRUST

MARY C. SANDRINI

WITNESS

ACKNOWLEDGMENT:

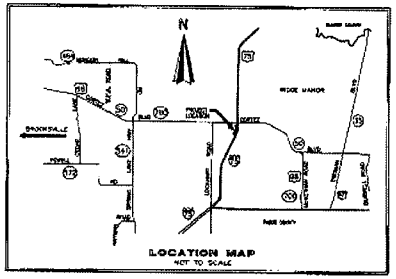
STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY ON THIS 14 DAY OF April, 2006 A.D., BEFORE ME, PERSONALLY APPEARED MARY C. SANDRINI, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION TO BE HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC

MY COMMISSION EXPIRES



NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED, IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HERNANDO COUNTY.

PREPARED BY:
W. D. GREENE LAND SURVEYING, INC.
600 WEST JEFFERSON STREET
BROOKSVILLE, FLORIDA 34601
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 3704

RESOLUTION:

WHEREAS, THIS PLAT WAS ON THE 16 DAY OF May, 2006, SUBMITTED TO THIS BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, FOR APPROVAL FOR RECORD AND HAS BEEN APPROVED BY SAID COMMISSION, NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA, THAT SAID PLAT IS HEREBY APPROVED AND SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY AND SHALL BE KNOWN ON ALL PERSONS HEREAFTER.

BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA

ATTEST: CLERK — CHAIRMAN

Deputy Clerk

ABSTRACTORS CERTIFICATE:

I HEREBY CERTIFY THAT HERNANDO INVESTMENTS, INC. AND MARY C. SANDRINI ARE THE APPARENT RECORD OWNERS OF THE LANDS HEREIN PLATTED, THAT THERE ARE NO DELINQUENT TAXES ON SAID LANDS AND THAT RECORD TITLE TO ALL ACCESS ROADS IS HELD BY HERNANDO COUNTY ON THE STATE OF FLORIDA.

FOR: THE [illegible] FIRM
THOMAS E. [illegible], JR.

4-26-06
DATE

CERTIFICATE OF APPROVAL BY COUNTY ATTORNEY:

THIS PLAT HAS BEEN APPROVED AND REVIEWED AS TO FORM.

COUNTY ATTORNEY

5/17/06
DATE

CLERK'S CERTIFICATE:

I, KAREN NICOLAI, CLERK OF THE CIRCUIT COURT OF HERNANDO COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 23rd DAY OF May, 2006 A.D., FILE NO. 2006019064 AND RECORDED IN PLAT BOOK 37, PAGES 56 - 57.

CLERK OF CIRCUIT COURT
HERNANDO COUNTY, FLORIDA

SURVEYOR'S CERTIFICATE:

I, WILLIAM D. GREENE, HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED; THAT THIS PLAT COMPLIES WITH ALL PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WITH ALL OF THE PLAT REQUIREMENTS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, HERNANDO COUNTY, FLORIDA.

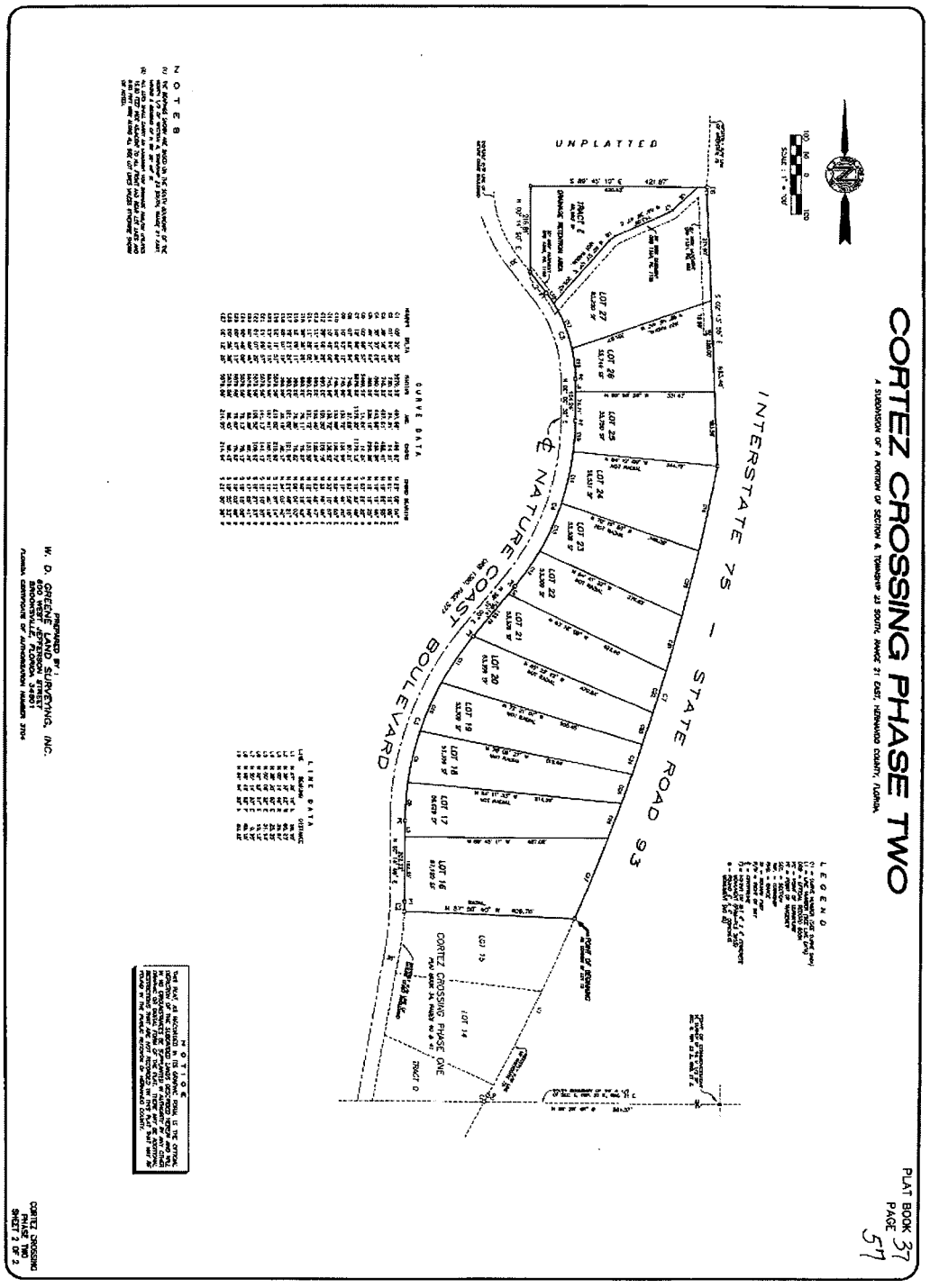
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5063

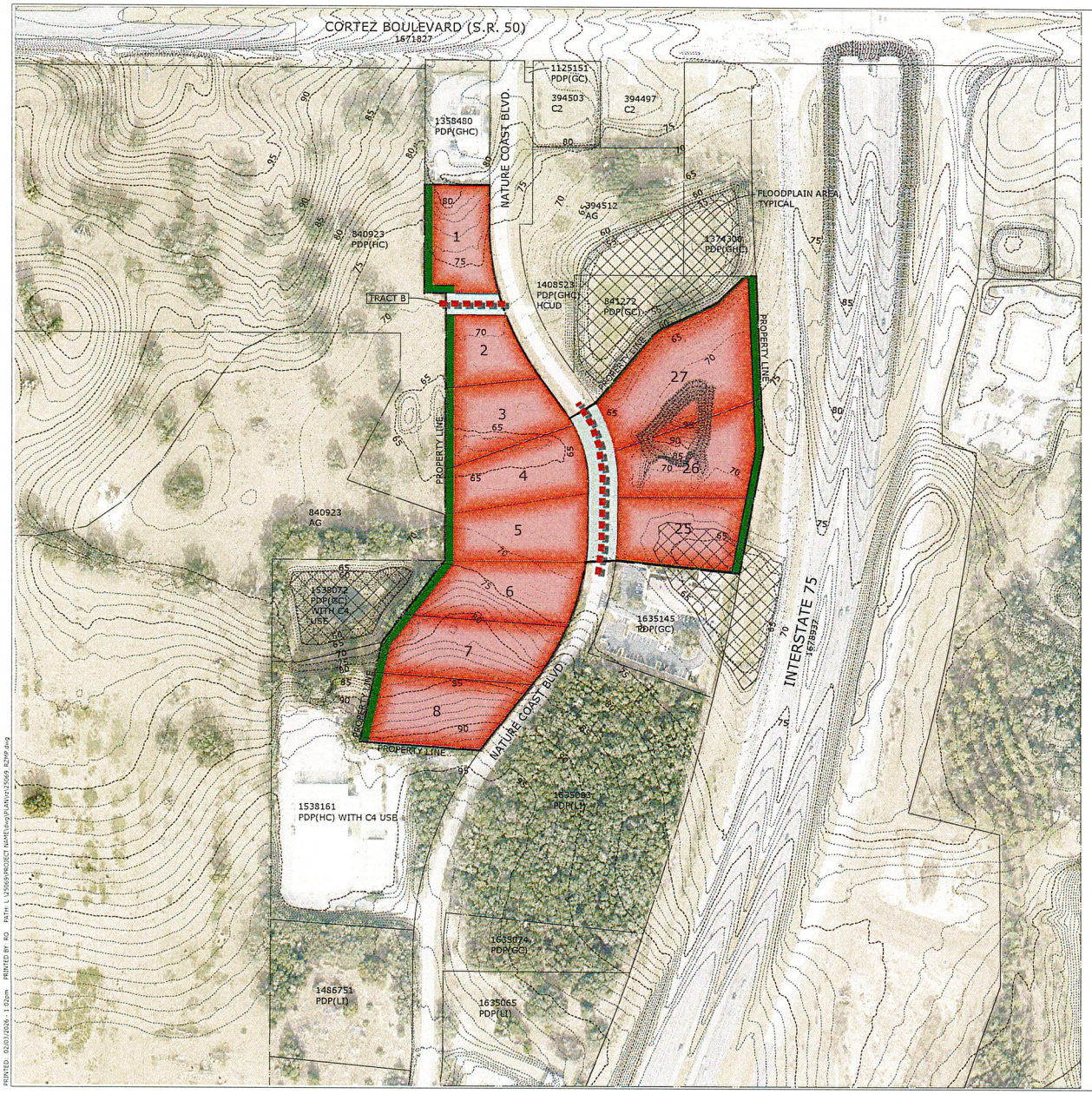
CERTIFICATE OF REVIEW BY COUNTY EMPLOYED/ CONTRACTED PROFESSIONAL SURVEYOR AND MAPPER:

I, J. ERIC CUNNINGHAM, HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY AS TO CHAPTER 177, F.S. AND THAT I AM EMPLOYED BY, OR UNDER CONTRACT TO, THE APPROPRIATE LOCAL GOVERNING BODY AND AM ACTING HEREIN AS AN AGENT OF THE COUNTY. THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177 IS NOT INTENDED TO BE, AND SHOULD NOT BE CONSTRUED AS, A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING/MAPPING REFLECTED ON THIS PLAT.

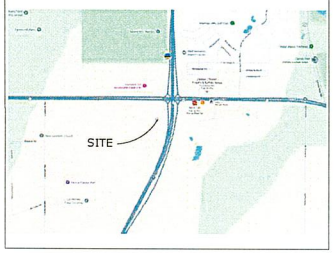
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5168

CORTEZ CROSSING
PHASE TWO
SHEET 1 OF 2


CORTEZ CROSSING PHASE TWO
A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA.
PLAT BOOK 37
PAGE 57
UNPLATTED
INTERSTATE 75 - STATE ROAD 93
NATURE COAST BOULEVARD
CORTEZ CROSSING PHASE ONE
PLAT BOOK 34, PAGES 41 & 42
TRACT D
TRACT E
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
LOT 26
LOT 27
POINT OF BEGINNING
POINT OF COMMENCEMENT
NOTES
CURVE DATA
LINE DATA
LEGEND
NOTICE
PREPARED BY:
W. D. GREENE LAND SURVEYING, INC.
600 WEST JEFFERSON STREET
BROOKSVILLE, FLORIDA
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 3704
CORTEZ CROSSING
PHASE TWO
SHEET 2 OF 2



LOCATION MAP



LEGEND

- COMMERCIAL AREA PDP (HHC)
- VEGETATIVE BUFFERS
- R.O.W. AREA

SITE DATA

OWNER: HERNANDO INVESTMENTS INC.
PARCEL KEY NO.: 1538081, 1538090, 1538107, 1538116, 1538125, 1538134, 1538143, 1538152, 1635154, 1635163, 1635172, 1538063

SECTION / TOWNSHIP / RANGE: 06/23S/21E
CURRENT ZONING: PDP(GC) & PDP(GC) WITH C4 USES
PROPOSED ZONING: PDP(HHC) WITH ADDITIONAL SPECIFIED USES

PROJECT AREA: 12.53 AC.

SETBACKS:
FRONT: 35 FEET
10 FEET (PREVIOUSLY APPROVED DEVIATION FROM 20')
REAR: 35 FEET (INCLUSIVE OF BUFFER)

MAXIMUM BUILDING HEIGHT: 60 FEET

BUFFERS AND LANDSCAPING:

1. ALL LOT LANDSCAPING SHALL BE CONSISTENT WITH THE COMMUNITY APPEARANCE ORDINANCE.

IF OUTDOOR STORAGE

2. SCREENED OUTSIDE STORAGE SHALL BE PERMITTED BEHIND THE BUILDING LINE AS AN ACCESSORY USE TO A PERMITTED USE. SCREENING SHALL BE REQUIRED FROM ADJOINING AND CONTIGUOUS PROPERTIES BY A WALL, FENCE OR OTHER APPROVED ENCLOSURES. SCREENING SHALL MEET A ONE HUNDRED (100) PERCENT OPACITY STANDARD. SUCH SCREENING SHALL BE LOCATED BEHIND THE BUILDING LINE AND SHALL HAVE A MINIMUM HEIGHT OF FIVE (5) FEET AND MAXIMUM OF EIGHT (8) FEET.
3. A TWENTY (20) FOOT BUFFER IS PROVIDED ALONG THE EAST (I-75) AND THE WEST PERIMETER.
4. A VEGETATIVE BUFFER IS AN AREA OF LAND CONTAINING ANY COMBINATION OF PRESERVED NATURAL VEGETATION OR INSTALLED GREENERY. IT MAY INCLUDE BERMS, FENCES, OR WALLS. TURF GRASS IS ACCEPTABLE AS A "VEGETATIVE GROUND COVER", BUT NOT AS A "VEGETATIVE BUFFER". IF A FENCE OR WALL IS USED, IT SHALL BE VISUALLY DOMINATED BY GREENERY AND ATTAIN FIFTY (50) PERCENT OPACITY/COVERAGE WITHIN TWELVE (12) MONTHS OF PLANTING.

LAND USE TABLE	
LAND USE	ACRES
NON-RESIDENTIAL / COMMERCIAL HEAVY HIGHWAY COMMERCIAL (HHC)	11.59
BUFFERS	0.94
TOTAL AREA	±12.53

0 120 240 Feet

REZONING MASTER PLAN

HERNANDO INVESTMENTS / CORTEZ CROSSING

Coastal
Engineering
Planning
Surveying
Environmental
Transportation
Construction Management
engineering associates, inc.
966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9404 Fax (352) 799-4359
EB-0001142

REUSE OF DOCUMENT
THIS DOCUMENT PREPARED BY THE COASTAL ENGINEERING ASSOCIATES, INC. IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES INC.

DATE	REC. BY	REV. NO.	REVISION
#####	###	#	####
"	"	"	"
"	"	"	"
"	"	"	"
"	"	"	"
"	"	"	"

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET 1

JOB #: 25069

PRINTED 02/03/2026 - 1:02pm PRINTED BY RO PATH: L:\25069\PROJECT NAME\dwg\PLAN\r25069_RZMP.dwg

H-26-16 Aerial Map

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

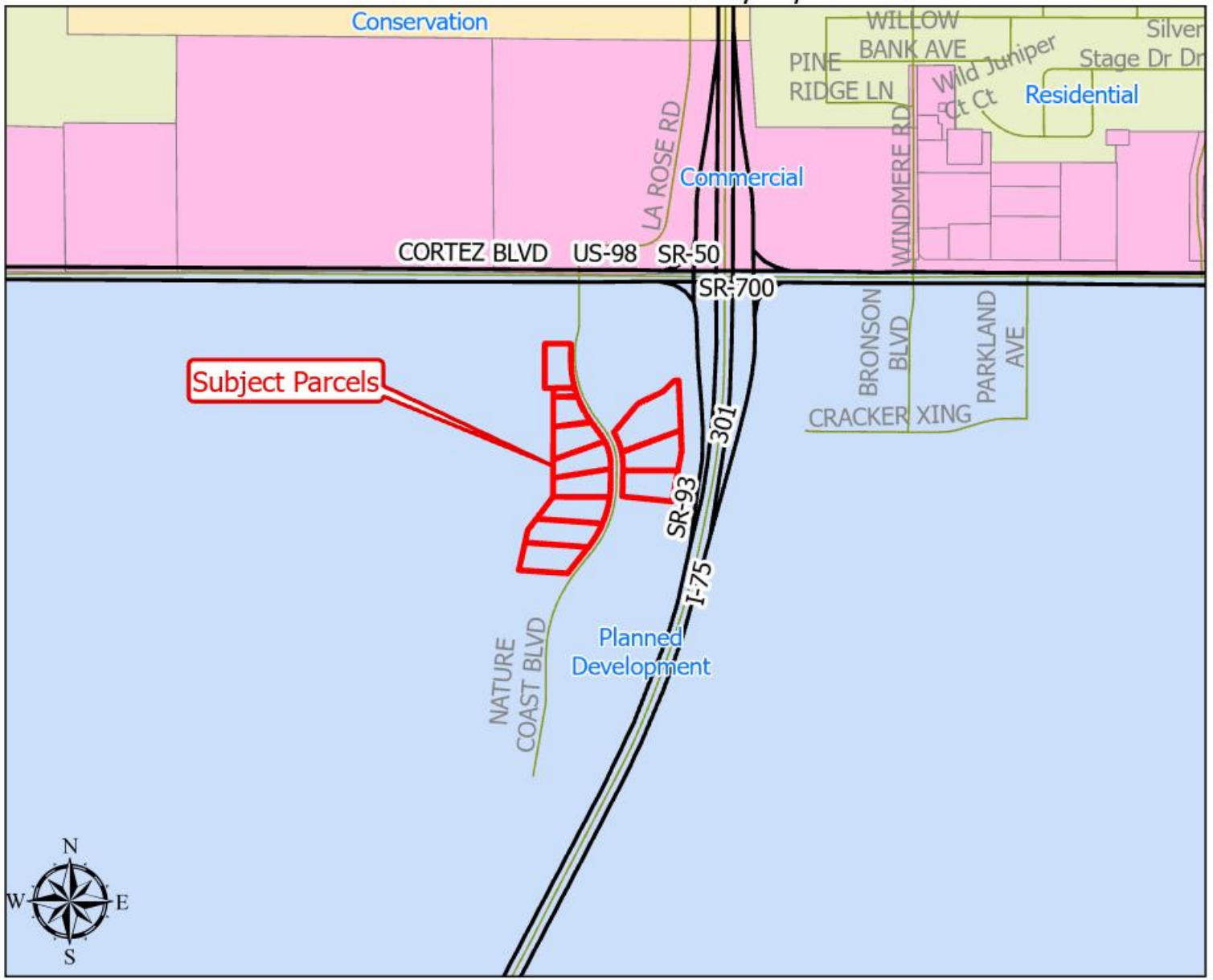


Not to scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-26-16

Version Date: 5/11/2026



Not to scale.

Future Land Use Map

PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

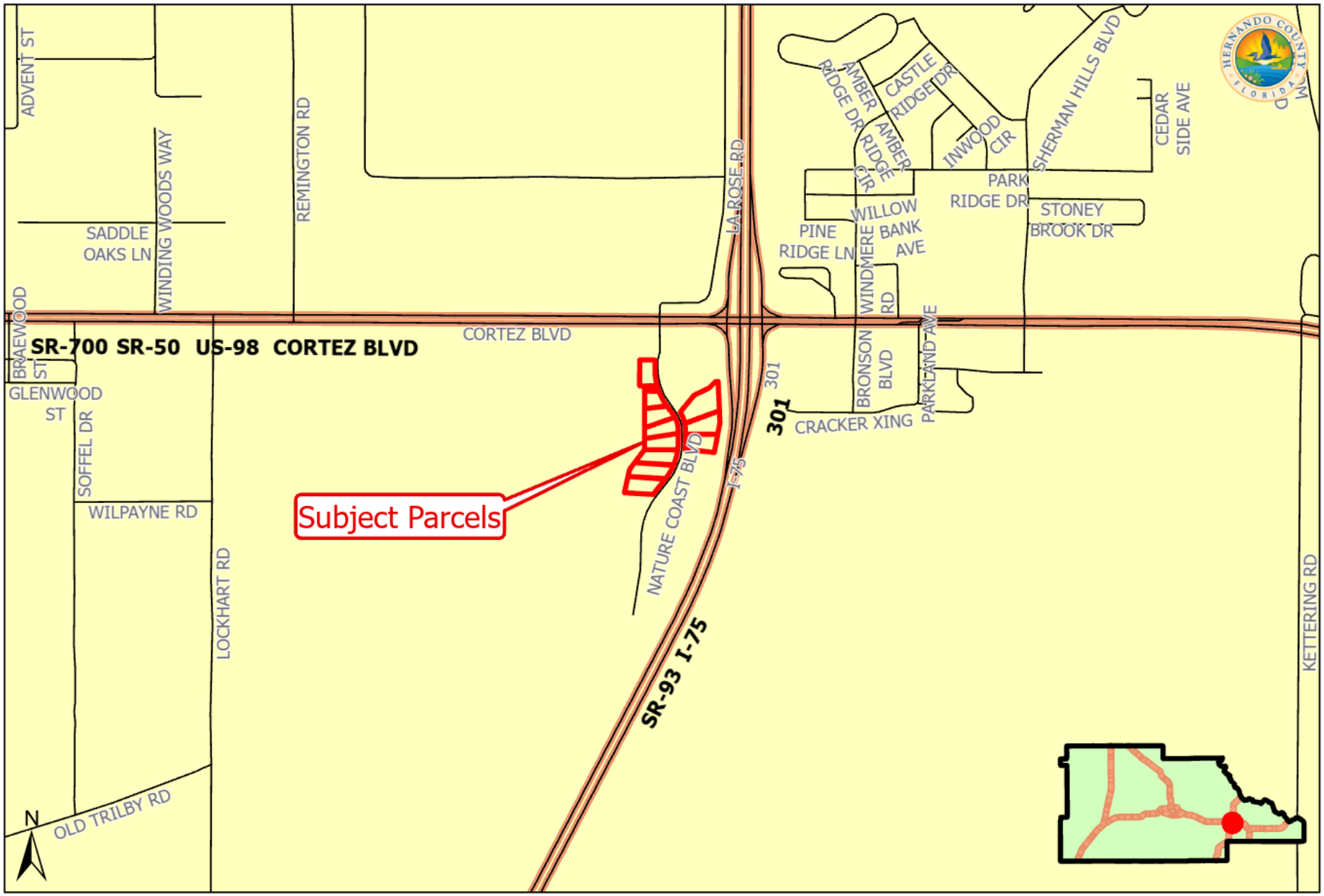
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.

Future Landuse All

- Commercial
- Conservation
- Planned Development
- Residential

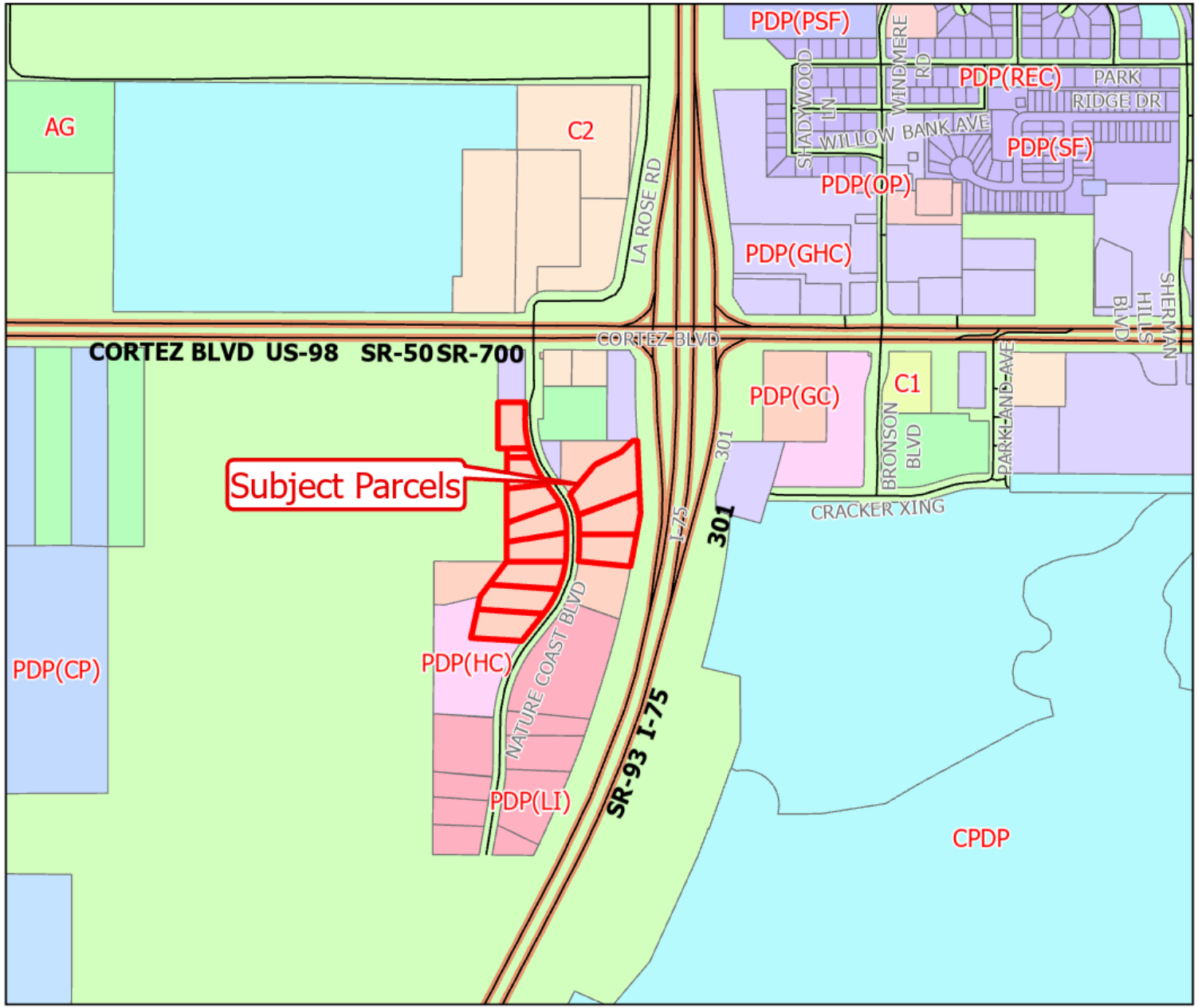
H-26-16 Area Map

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H-26-16 Zoning Map

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Not to scale.

Legend

ZONING

- AG
- C1
- C2
- CPDP
- PDP(CP)
- PDP(GC)
- PDP(GHC)
- PDP(HC)
- PDP(LI)
- PDP(MF)
- PDP(OP)
- PDP(PSF)
- PDP(REC)
- PDP(SF)
- PDP(SU)

HERNANDO COUNTY FLORIDA

N W E S

