

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 [x] Revised
PSFOD [] Communication Tower [] Other
PRINT OR TYPE ALL INFORMATION

Date: 05/06/2026

APPLICANT NAME: One Hernando LLC, c/o Cardinal Point Management LLC

Address: 4488 W. Boy Scout Blvd, Ste 250
City: Tampa State: FL Zip: 33607
Phone: (813) 676-9308 Email: zliszt@crdpt.com; gwilliams@crdpt.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 [x] No (if applicable provide name)

Contact Name:
Address: City: State: Zip:

PROPERTY INFORMATION:

- 1. PARCEL(S) KEY NUMBER(S): 00394424
2. SECTION 04, TOWNSHIP 23, RANGE 21
3. Current zoning classification: PDP(IND)
4. Desired zoning classification: PDP(IND)
5. Size of area covered by application: 146 Acres
6. Highway and street boundaries: West- Kettering Rd, North- Highway 98
7. Has a public hearing been held on this property within the past twelve months? [] Yes [x] No
8. Will expert witness(es) be utilized during the public hearings? [] Yes [x] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [] Yes [x] No (Time needed:)

PROPERTY OWNER AFFIDIVAT

I, One Hernando LLC, c/o Cardinal Point Management 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):

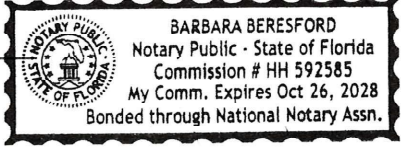
- [] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): Coastal Engineering Associates, INC
and (representative, if applicable):
to submit an application for the described property.

Handwritten signature of Gregory E. Williams, Manager

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 7th day of May, 2026, by Gregory E. Williams who is personally known to me or produced as identification.

Handwritten signature of Barbara Beresford



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

Notary Seal/Stamp

MASTER PLAN MODIFICATION – PROJECT NARRATIVE
ONE HERNANDO LLC
PARCEL KEY 00394424

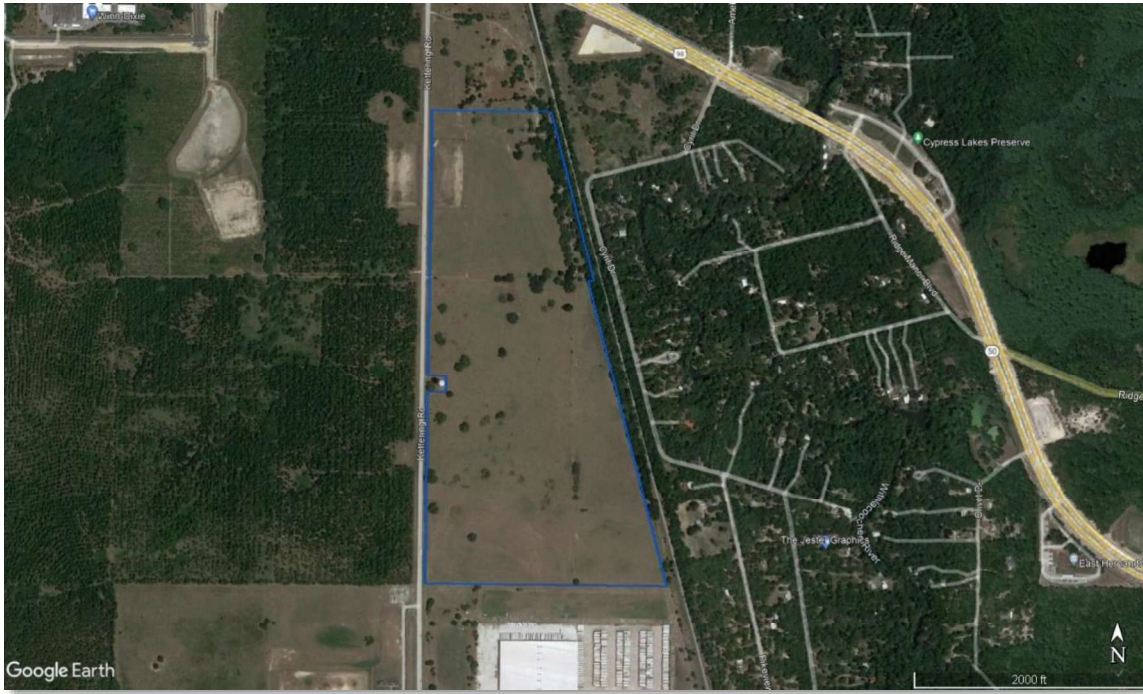


Figure 1. One Hernando LLC (Key No.00394424) Aerial & Location Map

General

The subject property is 146.0-acre ± lying within section/township/range: 04 / 23S / 21E and is located south of Cortez Blvd (SR 50) and east of Kettering Road. It is identified by the Hernando County Property Appraiser (HCPA) as Key No. 00394424 (Refer to Figure 1). The current zoning for the subject property is Planned Development Project Industrial (PDP(IND)). Refer to Figure 2 for the property's current zoning map. The Hernando County Comprehensive Plan Future Land Use (FLU) Map shows the property within the I-75/SR 50 Planned Development District (PDD). Refer to Figure 3 for the property's current FLU map.

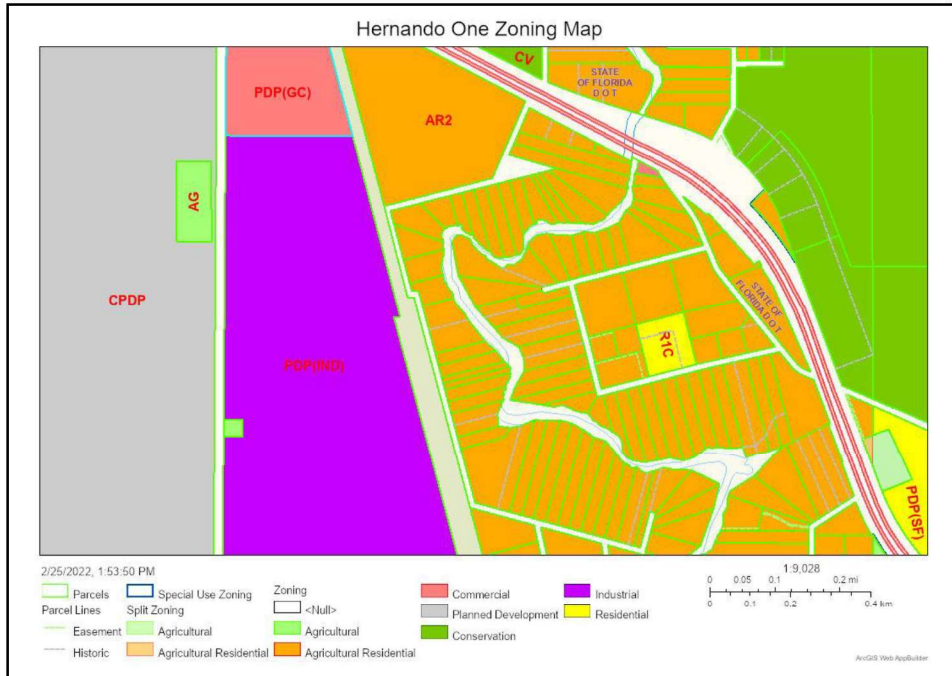


Figure 2. One Hernando LLC (Key No.00394424) Current Zoning Map

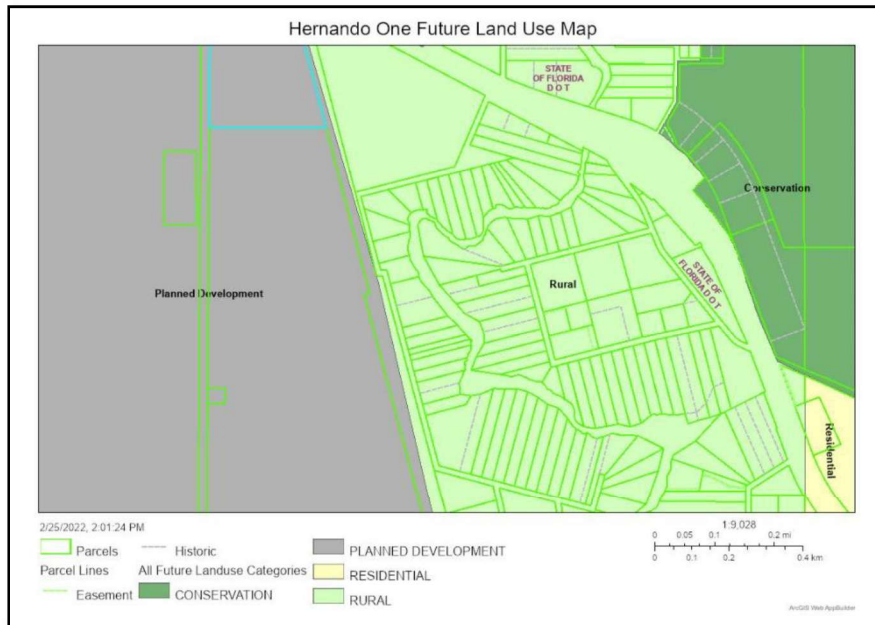


Figure 3. One Hernando LLC (Key No.00394424) FLU Map

The following table identifies the immediately adjacent parcels, their zoning classification and their designation in the comprehensive plan’s future land use map.

PROPERTY DESCRIPTION		ZONING	FLU
NORTH	23.20 DMD I LLC	PDP(GC)	I 75/SR 50 PDD
SOUTH	193.60 acres owned by Wal-Mart Stores Inc	PDP(IND)	I 75/SR 50 PDD
EAST	River Heights Estates	AR2	Rural
WEST	585.30 Sunrise Development	CPDP	I 75/SR 50 PDD

Request

The applicant is retaining the existing PDP(IND) zoning, while requesting approval of a Master Plan revision and deviation to increase the allowable height from 60 feet to 85 feet. The increase in height is due to the change in technology for distribution centers which requires extended ceiling heights for automated equipment. The current generation of warehouse space for logistics is in the range of 45 feet in height. The next generation of automation for logistics will require a minimum height of 80 plus feet. The increased height allows for automated cranes and shuttle systems that reduce the need for extended “picker” travel and reduces the overall footprint of the building compared to previous technology.

No other changes to the Master Plan are requested.

Background

Master plans were approved for this property in 2008 and 2016 under previous applicants. The current master plan for the property was approved by the Board of County Commissioners on July 12, 2022, by Resolution 2022-135 subject to the following conditions:

1. The petitioner must obtain all permits from Hernando County and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. A comprehensive wildlife survey shall be prepared by a qualified professional. Any listed floral species shall be included. 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 for design techniques, principles, materials, and plantings for required landscaping.
4. The petitioner shall be required to contact the Compliance and Review Section of the Florida Department of Historical Resources to determine if survey work is required before lot development. Findings from this contact shall be provided at the time of site development permitting.
5. The developer shall perform a utility capacity analysis in accordance with HCUD specifications and connect to the central water and sewer systems at time of vertical construction.
6. The development shall enter into a Water and Sewer Agreement with the County to mitigate any impacts from the development and ensure that the necessary utility

improvements are in place to serve the development.

7. This project may require a Traffic Access Analysis and a queueing analysis based on the number of peak hour trips generated by the project at the time of development. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer.

8. The petitioner shall be required to improve Kettering Road and Lockhart Road in accordance with the requirements of the Hernando County Facility Design Guidelines, the Traffic Access Analysis and the County Engineer upon development.

9. A 35' landscape buffer shall be installed along the Withlacoochee State Trail with a minimum of 20' provided at 80% opacity to be reached within 3 years of planting, consistent with previous approvals. The entire buffer shall be completely installed within three years of construction drawing approval. The remainder of the site shall meet the requirements of the community appearance ordinance.

10. The petitioner shall be required to provide full cutoff fixtures and retain all light onsite and prevent any light spillage onto neighboring parcels.

11. Minimum Building Setbacks:

Front: 75'

Side: 20'/0' (if buildings are connected)

Rear: 35'

12. Minimum Perimeter Setbacks:

From Kettering Road: 75'

From the northern boundary: 35'

From the southern boundary: 20'

From the eastern boundary: 35'

13. The petitioner shall provide a revised plan in compliance with all of 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.

In addition, please note the following consistent with the approved master plan:

- Development of up to six (6) individual industrial sites up to a maximum of 2,400,000 square feet in gross floor area. The number of developable sites may be reduced or combined depending upon the end user.
- Final access points (number and location) to Kettering Road will be determined at the time of site plan review.
- Right of way is depicted for the eventual expansion of Kettering Road.
- Infrastructure improvements associated with the access to Cyril Drive (stormwater, roadway, sanitary sewer/potable water) have been completed.

Master Plan Layout

Enclosed.

Consistency with the Comprehensive Plan

The site is located in the I75/SR 50 PDD and is consistent with the following:

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:

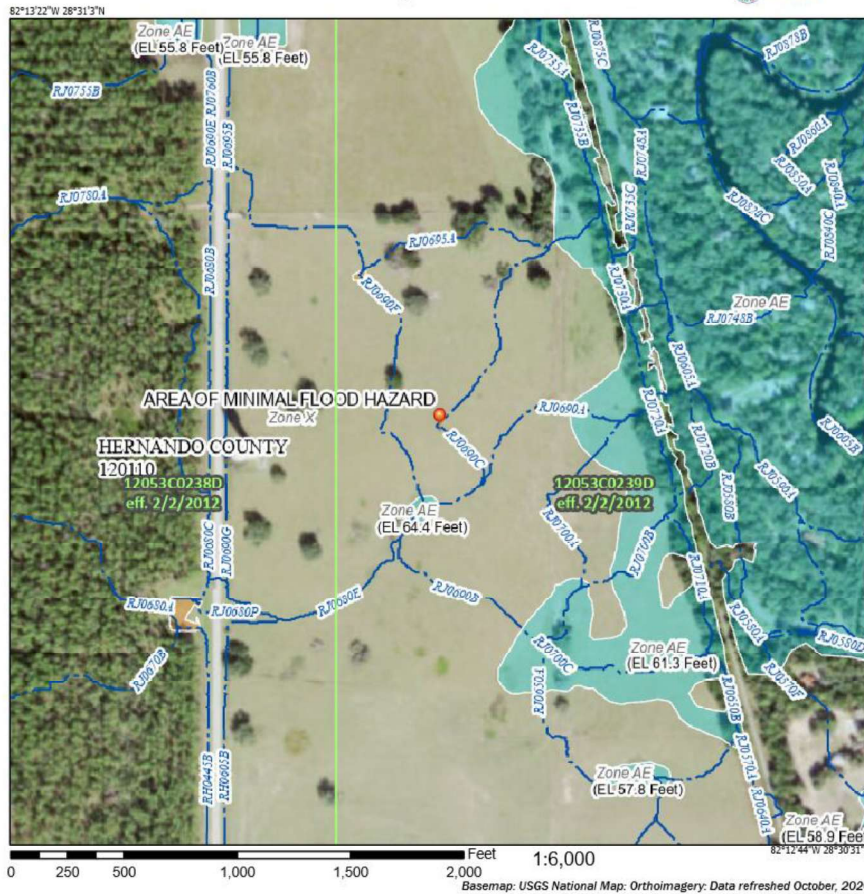
d. Opportunities that include primary industrial uses...

Preliminary Engineering Report

Topography

The property elevation ranges from a high of 90' MSL and a low of approximately 60' MSL. The property drains generally from west to east.

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AE, AR
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

STRUCTURES

- GFNFRAI Channel, Culvert, or storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/25/2022 at 1:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Figure 4. One Hernando LLC (Key No.00394424) Floodplain Map

Floodplain

The property is located on Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0307D, effective date of February 2, 2012. Site development will result in some reshaping of the area, with relocation of some of the floodplain toward the eastern boundary of the property. Refer to Figure 4 for the FEMA Floodplain Map

Soils

Soils on the property consist of Arredondo fine sand, Candler find sand, Micanopy Loamy Fine sand, and Nobleton Fine Sand 0 to 5 percent slopes. Candler and Arrendondo fine sands are extremely well-drained soil, suitable for the proposed project.

Drainage

Stormwater will be handled in on-site drainage retention along the eastern boundary of the property, as conceptually shown on the master plan. Certain stormwater improvements have been constructed with the completion of Cyril Drive.

Environmental

A pedestrian survey of the site was conducted on the subject property during which time the following was observed:

- The subject site is vacant pasture.
- The site has been predominantly cleared and is utilized for pasture, with scattered hardwood trees left for shade.
- Gopher tortoise burrows were observed on the subject property indicating the presence of this species of special concern. No other listed floral or fauna species were observed.

Subdivision and Common Improvements

If and when subdivision of the property is proposed, common infrastructure improvements will be handled during the subdivision process. However, in the event that the site is developed by a single user, improvements will be handled at the site plan stage.

Access

Virtually all traffic will be entering and existing One Hernando Center from the north via Kettering Road, which is constructed to accommodate industrial truck traffic and has an excellent level of service. I-75 has been 6-laned, with an enhanced interchange. SR 50 has been widened to 6-lanes from Kettering to the I-75 and 4-laned to the east for a distance toward Groveland, making the site ideal for logistics and distribution. While access to Kettering Road is depicted on the master plan, the actual number, location and type of access (private commercial drive, shared road ROW, etc.) will depend on the needs of the ultimate tenant(s).

Water and Sewer

This project lies within the Hernando County Utilities Department service area. Central water and sewer service is adjacent to the subject parcel.

Deviation Requested

A Master Plan revision has been requested to increase the building height from 60 to 85 feet. The deviation is required in order to allow for current technologies related to automation for logistics and distribution and is justified by the following:

- Minimum threshold necessary to accommodate next-generation Automated Storage and Retrieval Systems (ASRS) — the defining technology of the modern distribution center — while also providing a modest buffer above the 80-foot functional minimum to account for structural elements, mechanical systems, and roof equipment that extend above the usable clear height.
- High-bay ASRS eliminates picker travel using manual labor.
- 80 ft delivers more cubic capacity using the same footprint — exponentially more storage.
- Going vertical converts expensive land cost into cubic storage and reduces the footprint.
- Cold storage, pharma, vertical farming, and heavy manufacturing all require to 50–80 ft heights

- No Adverse Impact to Surrounding Properties - The additional 25 feet of building height produces no adverse impact on any surrounding property. Each adjacent boundary provides natural separation, compatible use, or transitional buffering that renders the height increase inconsequential to neighboring uses:
 - East: A stormwater drainage retention area and public trail serve as a natural buffer, providing significant horizontal separation between the building and any off-site receiver of visual or operational impact.
 - South: The adjoining property to the south is an existing large-format distribution center — a use of equivalent scale and character. The height increase is fully compatible with and complementary to the established industrial context on this boundary.
 - West: The western boundary fronts Kettering Road, a public right-of-way that provides inherent separation. Building height along a roadway frontage is a common and accepted condition in industrial corridors and does not constitute an adverse impact on adjacent property.
 - North: The northern boundary is planned to transition to commercial and storage uses — land uses that are compatible in character with distribution and logistics and that anticipate the scale of development contemplated by this Master Plan.