A presentation to:

Hernando County

MERIDIEN DEVELOPMENT LLC

Hard Copy of Presentation by Petitioner – H0482

DEVELOPMENT TEAM

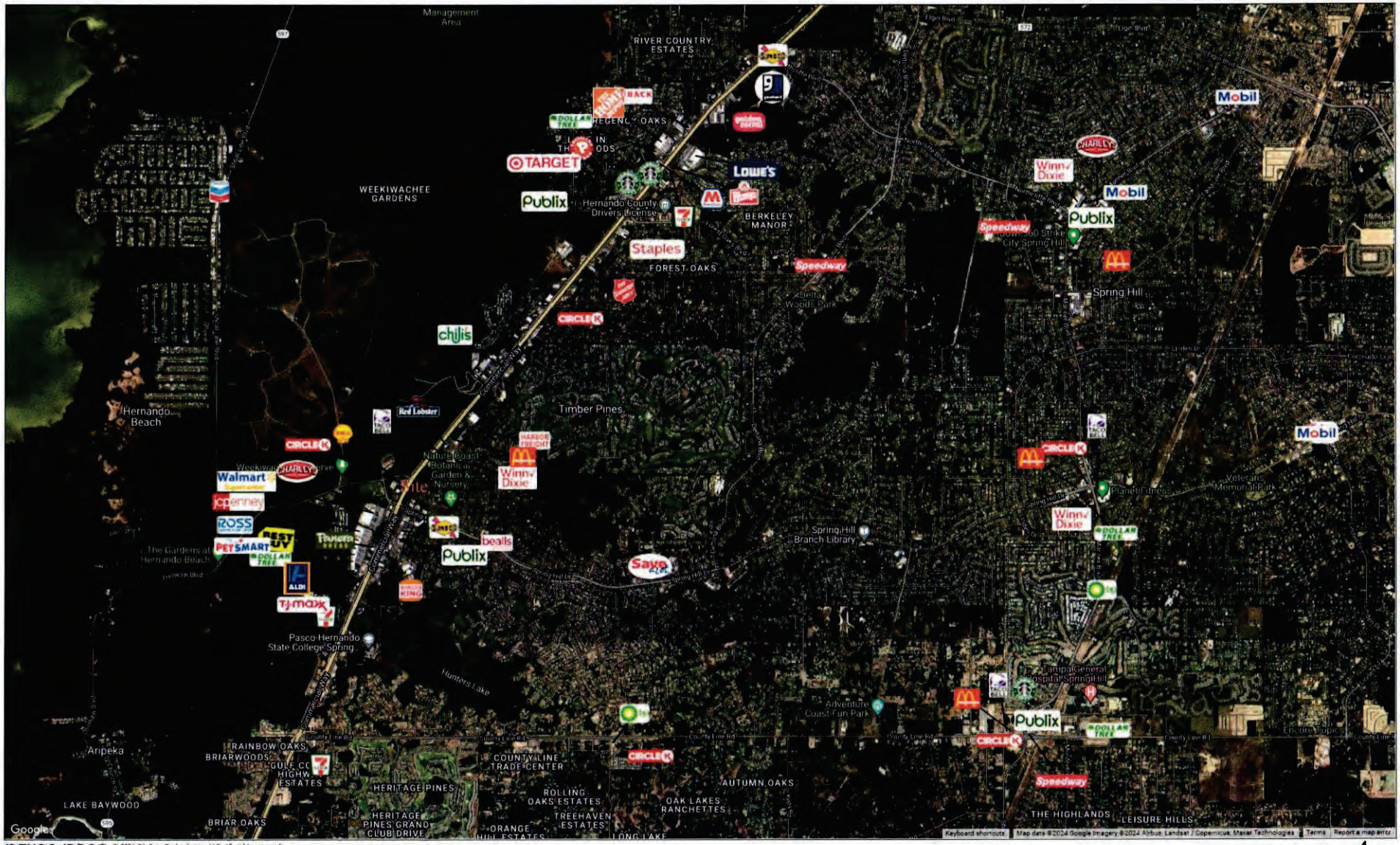
• Developer	Meridien Development LLC – Mark Keschl
	GPK Holdings LLC – Geoffrey Kerth
• Representative	Benda Law Firm
• Traffic Consultant	Palm Traffic
• Civil Engineer,	Bohler Engineering
• Land Use	Forgey Planning Land use
• Wetland Delineation	Naylor Environmental

ZONING/TRADE AREA

Jim Conroy

AERIAL OVERVIEW

REZONING
HERNANDO COUNTY, JUNE 9, 2025



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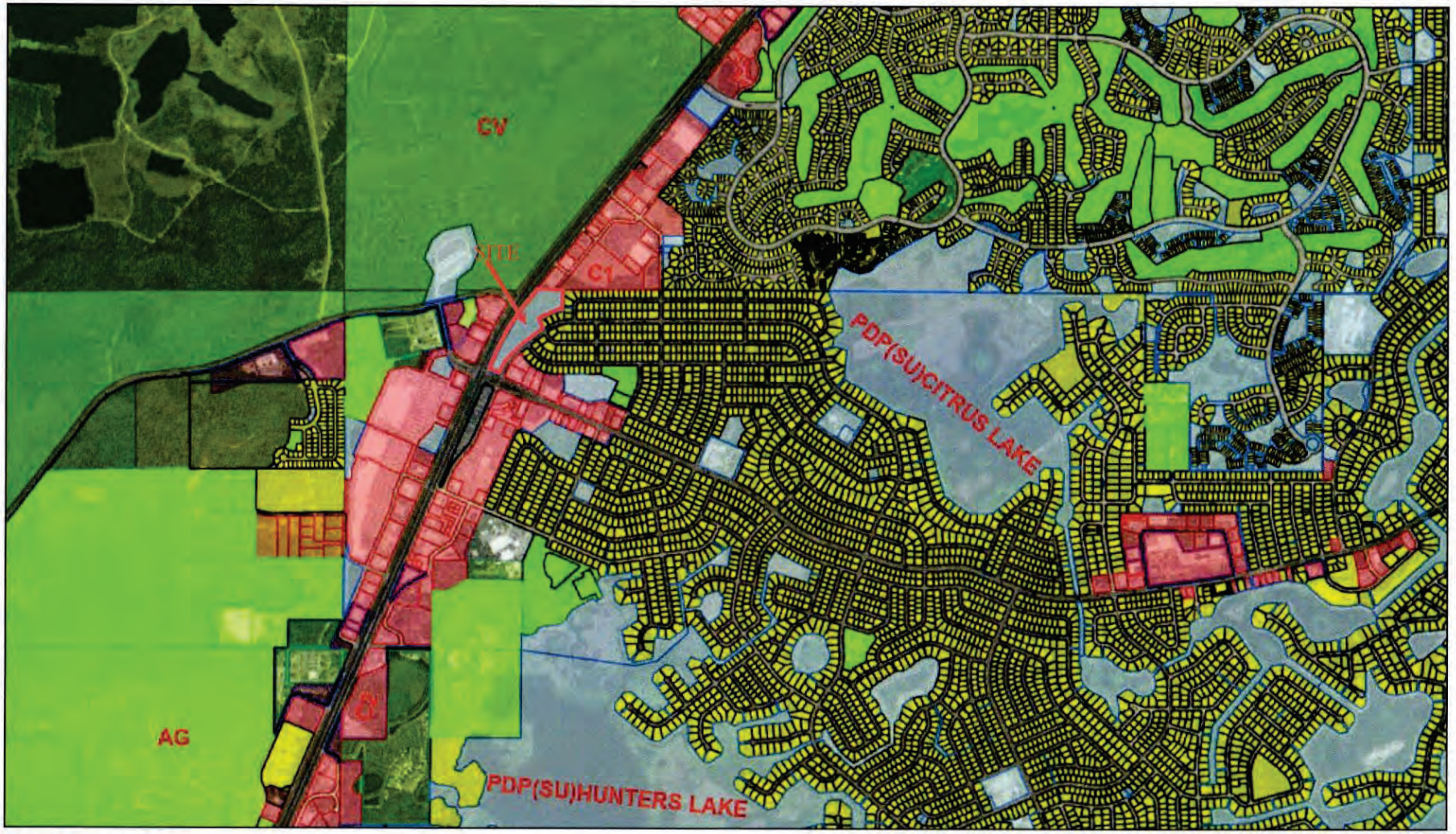
CURRENT ZONING

REZONING
HERNANDO COUNTY, JUNE 9, 2025

Hernando County Zoning/Flu Map



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0 0.3 0.6 1.2 km

Maxar

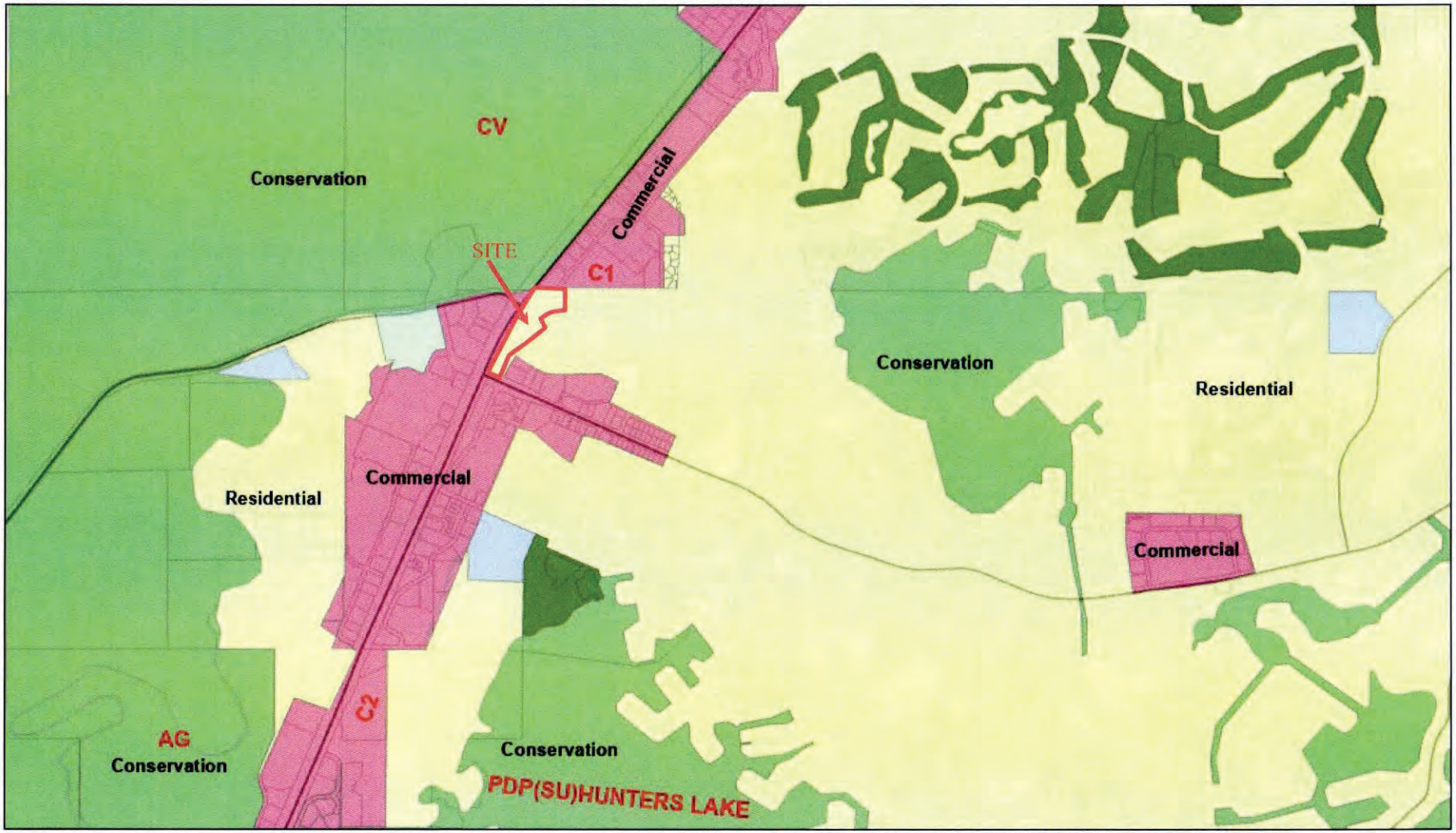
Special Use Zoning
Split Zoning
Agricultural
Commercial
Planned Development
Conservation
Residential
Special Use
Zoning
<Null>
Agricultural
Recreation
Agricultural Residential
Commercial
Planned Development
Conservation
Residential
Special Use
Recreation

Hernando County Central GIS
Hernando County Central GIS

HERNANDO COUNTY COMPREHENSIVE PLAN MAP

REZONING
HERNANDO COUNTY, JUNE 9, 2025

Hernando County Zoning/Flu Map



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DOR Existing Land Use
Future Landuse Roads
All Future Landuse Categories
COMMERCIAL
CONSERVATION
EDUCATION
PUBLIC FACILITY
RECREATION
RESIDENTIAL
Special Use Zoning
Split Zoning
Agricultural
Commercial
Planned Development
Conservation
Residential
Special Use
Recreation
Zoning
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06/09/2025

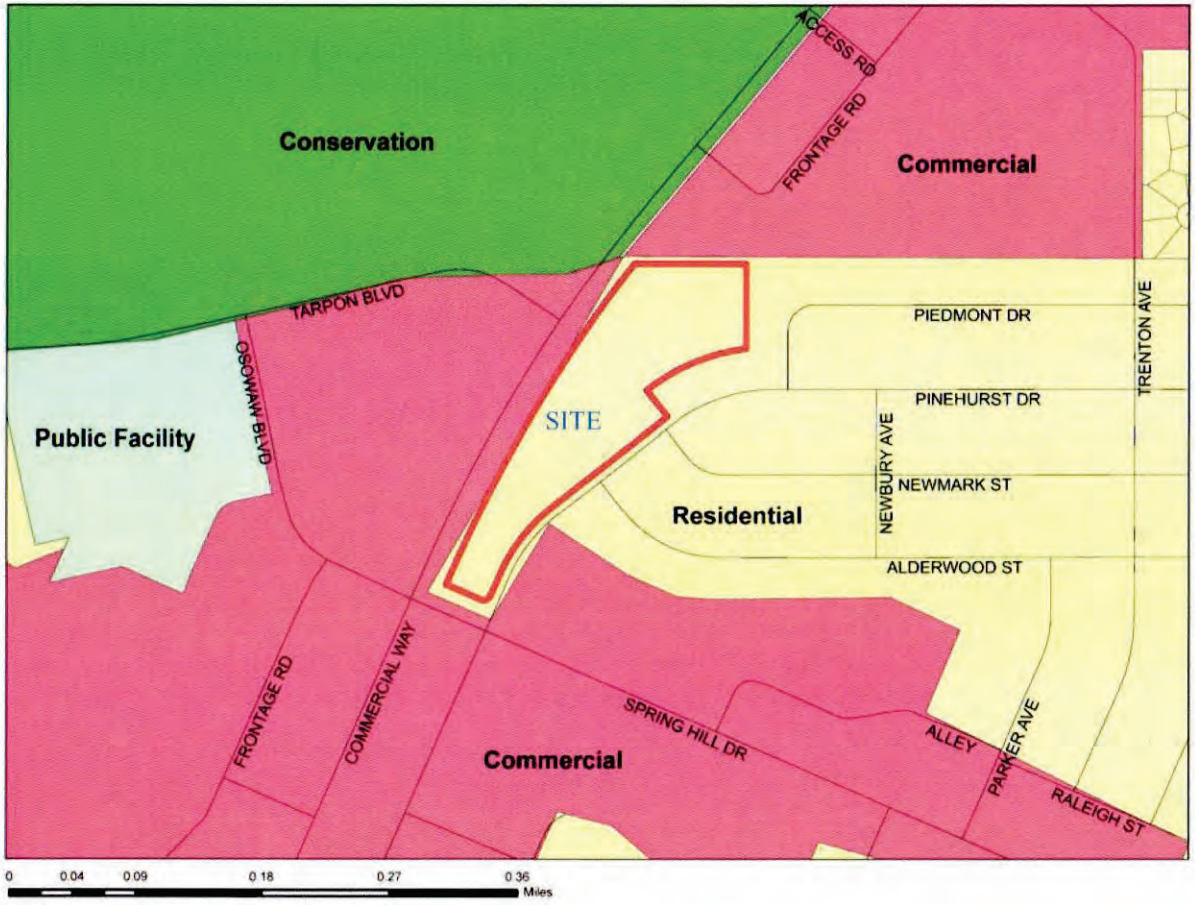
Hernando County Central GIS
Hernando County Central GIS

HERNANDO COUNTY COMPREHENSIVE PLAN MAP

REZONING
HERNANDO COUNTY, JUNE 9, 2025

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-21-67
Version Date: 06/08/2021



H-21-67
FLU Riverine District
Regional Commercial

FLU

- CITY
- COMMERCIAL
- CONSERVATION
- EDUCATION
- INDUSTRIAL
- MINING
- PLANNED DEVELOPMENT
- PUBLIC FACILITIES
- RECREATION
- RESIDENTIAL
- RURAL

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.

S:\Share\P&Z\PZCases2021\Dec_2021\H2167a_8x11_Detail.pdf
Date of mapping: 10/19/2021

HERNANDO COUNTY CENTRAL GIS

HERNANDO COUNTY CURRENT ZONING

REZONING
HERNANDO COUNTY, JUNE 9, 2025

H-21-67

Hernando County Planning Department
Project date: 10/19/2021

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LAND USE

Jim Conroy

Kyle, Benda - Benda Law Firm

Max Forgey - Forgey Planning Land Use

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

1. PURPOSE OF REPORT

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

1. SUBJECT PROPERTY AND APPLICANT'S REQUESTED ACTION

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

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

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

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

1. RECOMMENDED FINDINGS OF FACT JUSTIFYING APPROVAL OF APPLICATION

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

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

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

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

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

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

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

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

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

SITE PLAN

Jim Conroy

IMMEDIATE TRADE AREA

REZONING
HERNANDO COUNTY, JUNE 9, 2025

Commercial Way
Osowaw Blvd
Spring Hill Dr
Walmart
Publix
Bealls
JCPenney
ROSS
TJ maxx
PETSMART
Ashley
Aldi
Bank of America
AutoZone
Citrus Lake
Timber Pines Country Club
Hunters Lake Rd
Pioneer Park
Piedmont Dr
Newmark St
Alderwood St
Radford St
Raleigh St
Old Mill Ln
Ashland Dr
Airmont Dr
Waycross Dr
Appleone Dr
Newhope Rd
Holiday Dr
Talbot Circle
Fairlawn St
Tellytown Dr
Fireside St
Cambridge St
Lockwood St
Everest St
Logan St
Ryan St
Elder St
Pinehurst Dr
Hillview Rd
Sprucet Ln
Ocean Pines Ln
Broadmoor Ln
Grand Club Ridge Dr
Tapestry Circle
Hillsdale Rd
Camden Ave
Newbury Ave
Trenton Ave
Heritage Ave
Somerset Ave
Power Ave
Jackson Ave
Lakewood Ave
Redgate Ave
Tyler Ave
Skyline Ct
Conrad Ave
Cobblestone Dr
Pepper St
Forest Glen Blvd
Buccaneer Blvd
Mine Access Rd
Lantana Ave
Loon Dr
Sherwood Ct
Dorchester Ct
Burnie Brush Ct
Gaylar Ln
Hooper Ct
Lamar Ave
Logan Rd
Angelo Rd
Ridge Ln
Silver Ct
Sunset Ln
Sunset Way
Ocean Pines Ln
Meagan Ct
Ocean Pines Ln
Spyglass Ct
Tanner Lodge Ln
Mulligan Ct
Rolling Green Dr
Dorchester Ct
Bagdad Rd

IMMEDIATE TRADE AREA TENANTS

REZONING
HERNANDO COUNTY, JUNE 9, 2025

CLOSE UP

REZONING
HERNANDO COUNTY, JUNE 9, 2025

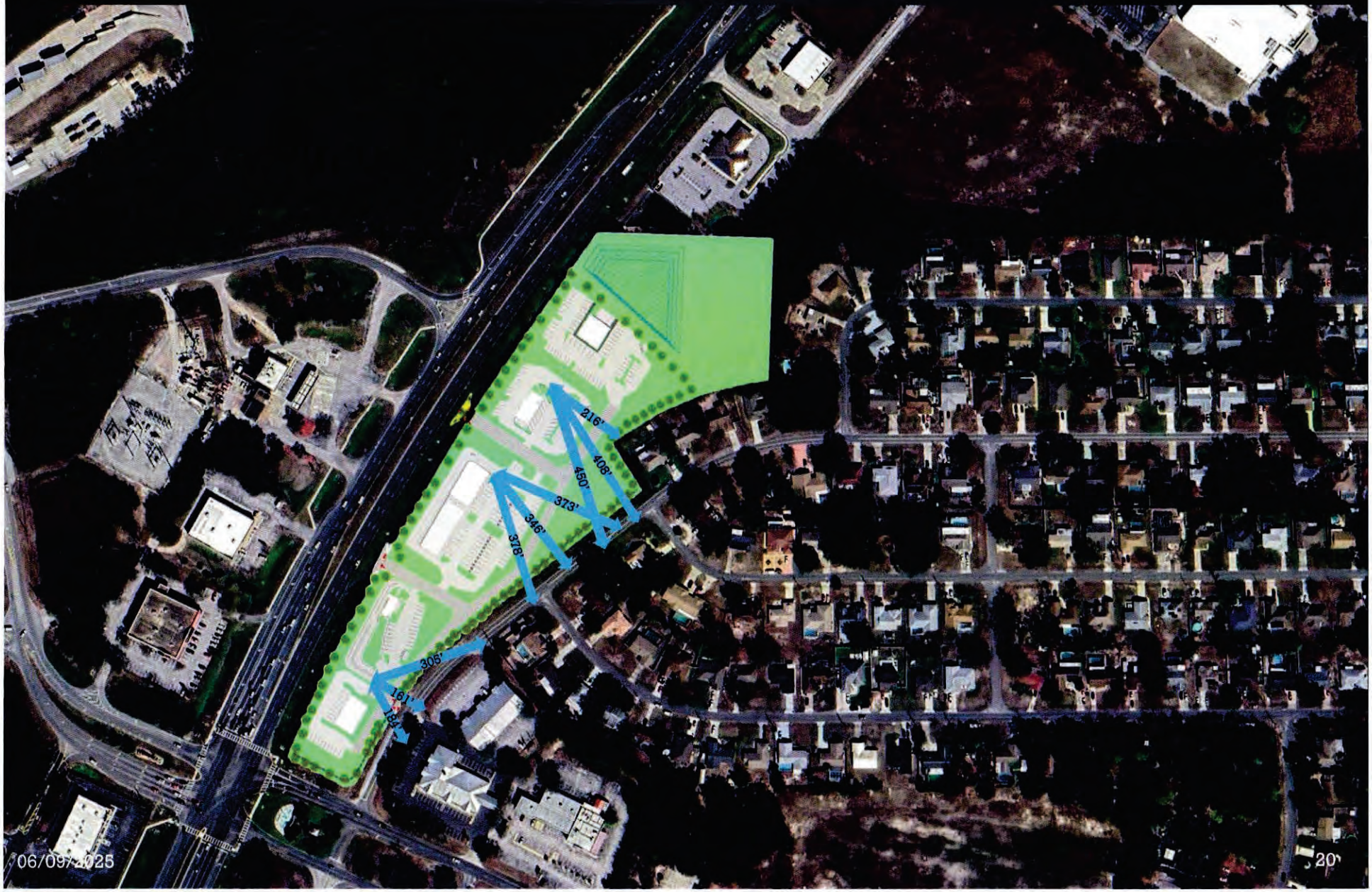
SITE PLAN & DATA

REZONING
HERNANDO COUNTY, JUNE 9, 2025

Lot	Building Size	Lot Size SF
1	3,500 +/- SF	37,819
2	4,000 +- SF	44,960
3	6,000 +/- SF	97,540
4	3,500 +/- SF	50,687
5	5,000 +/- SF	72,983
Total Building		22,000 +/-
Open Space		117,612 SF+/-

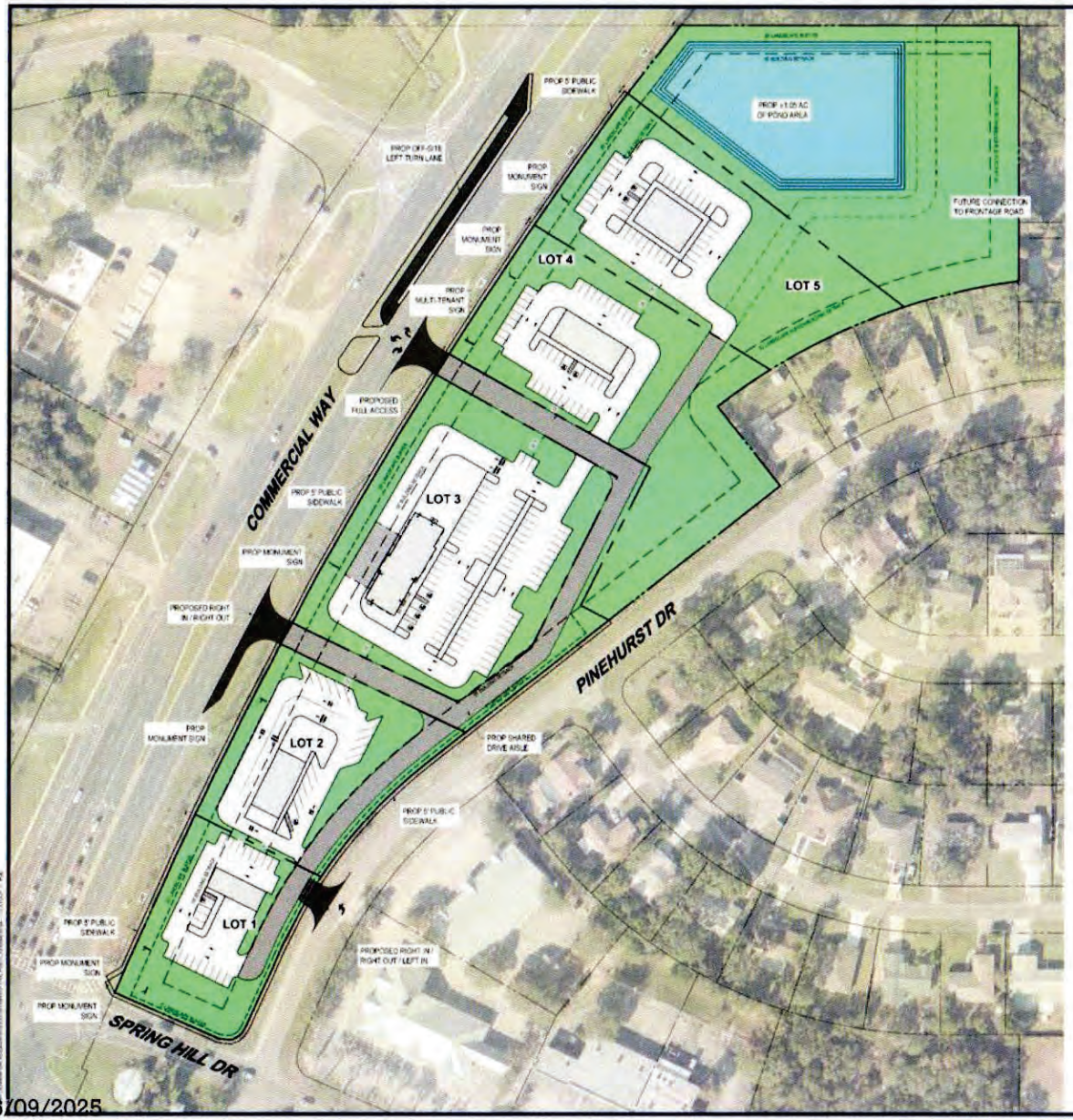
CALL BOX DISTANCE TO NEIGHBORS

REZONING
HERNANDO COUNTY, JUNE 9, 2025



DEVELOPMENT REQUEST SITE PLAN

REZONING
HERNANDO COUNTY, JUNE 9, 2025



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LEGEND

PUD

PROPERTY LINE
LOT LINE
BUILDING SETBACK
LANDSCAPE BUFFER
PROP SIDEWALK

TABULATIONS

LOT #	LAND USE	PARKING REQUIRED	PARKING PROVIDED	BUILDING SF	LAND AC

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	INITIALS

811 SUNSHINE STATE ONE CALL OF FLORIDA, INC. IT'S THE LAW! (SAVE TIME) CALL 811 BEFORE YOU DIG

PRELIMINARY

THESE DRAWINGS ARE INCOMPLETE AND ARE RELEASED FOR PRELIMINARY REVIEW PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PROJECT No. LX-HERM-19-00
DRAWN BY MR
CHECKED BY MR
DATE 12/4/2024
CAD ID PUD01.PDT

PROJECT

PROP. SITE PLAN DOCUMENTS

FOR

MERIDIAN DEVELOPMENT, LLC

7901 SE OSPREY ST
HOBE SOUND, FL 33455

BOHLER

600 N. WESTSHORE BLVD. SUITE 900
TAMPA, FLORIDA 33609
Phone: (813) 612-4100
Fax: (813) 612-4101

SHEET TITLE

PUD

SHEET NUMBER

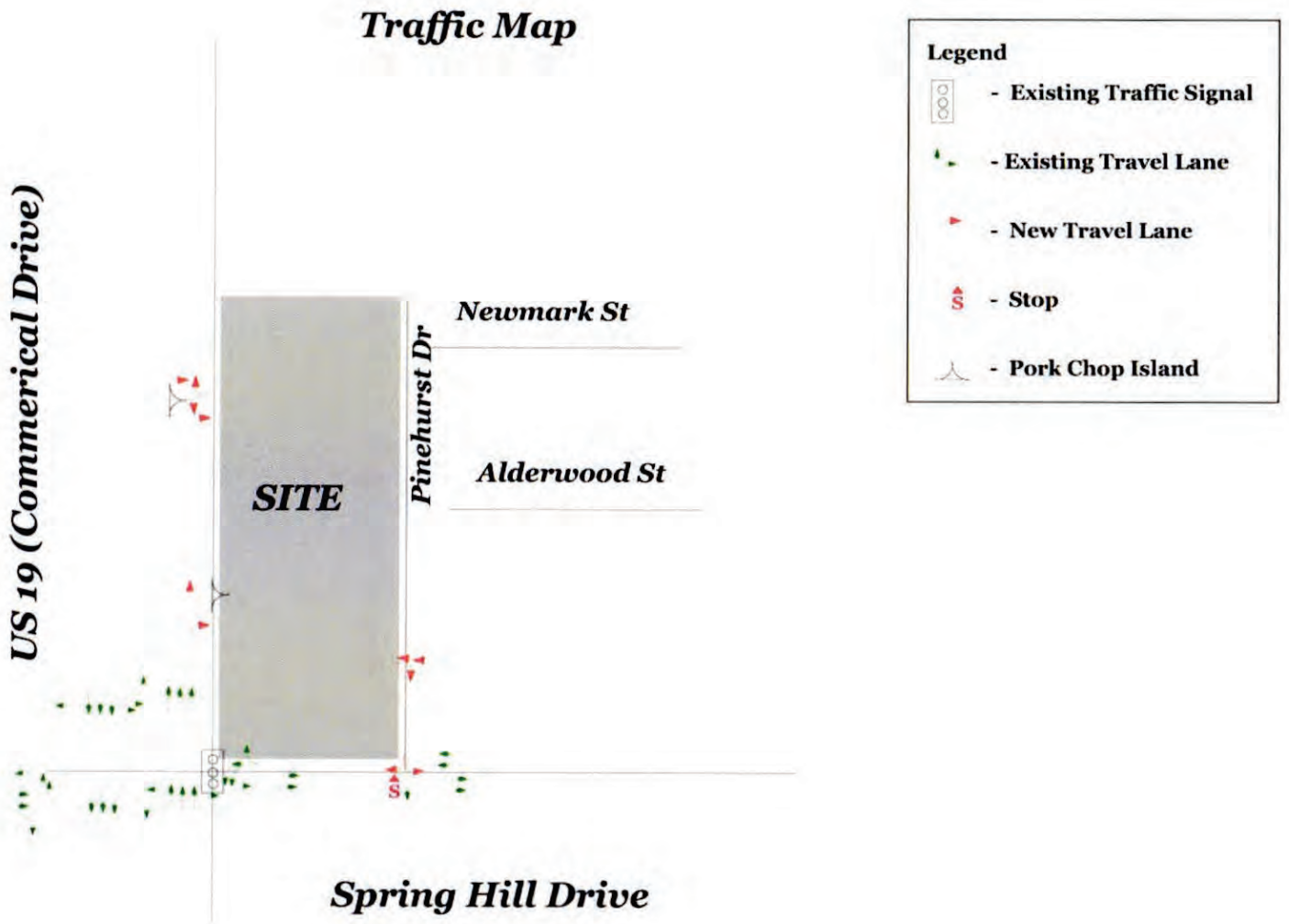
1

ORIG. DATE - 12/4/2024

ROAD IMPROVEMENTS

ROAD IMPROVEMENTS

REZONING
HERNANDO COUNTY, JUNE 9, 2025



ROAD IMPROVEMENTS

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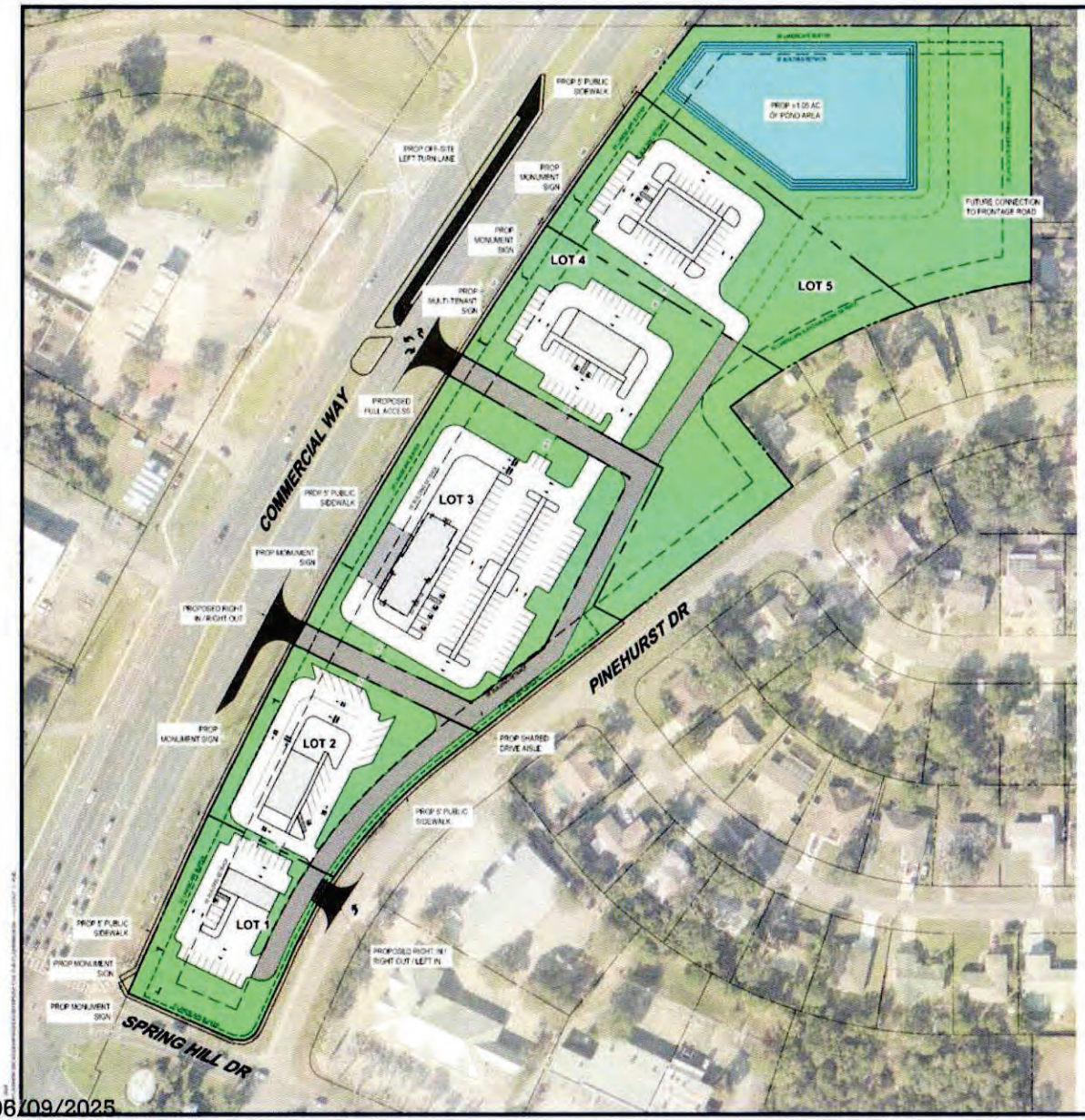
HERNANDO COUNTY, JUNE 9, 2025



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LEGEND

PUD

PROPERTY LINE
LOT LINE
BUILDING SETBACK
LANDSCAPE BUFFER
PROP SIDEWALK

TABULATIONS

LOT #	LAND USE	PARKING REQUIRED	PARKING PROVIDED	BUILDING SF	LAND AC
1					
2					
3					
4					
5					
	TOTAL				

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT

811 KNOW WHAT'S BELOW. ALWAYS CALL 811 BEFORE YOU DIG

PRELIMINARY

PROJECT No.
DRAWN BY
CHECKED BY
DATE
CAD ID

PROJECT

PROP. SITE PLAN DOCUMENTS

FOR

MERIDIAN DEVELOPMENT, LLC

7901 SE OSPREY ST
HOBE SOUND, FL 33455

BOHLER
400 N. WESTSHORE BLVD. SUITE 950
TAMPA, FLORIDA 33609
Phone: (813) 612-4100
Fax: (813) 612-4101

SHEET TITLE

PUD

SHEET NUMBER

1

ORIG. DATE 12/4/2024

Renderings

Wendy's New Prototype - Global Next Generation

WENDY'S

REZONING
HERNANDO COUNTY, JUNE 9, 2025

CHICK-FIL-A

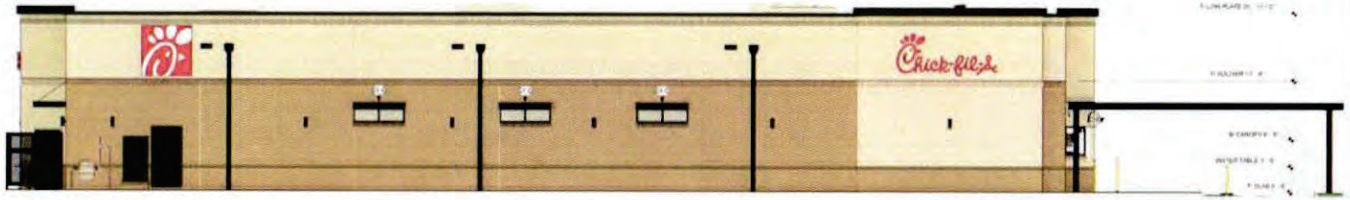
REZONING
HERNANDO COUNTY, JUNE 9, 2025

PERSPECTIVE VIEW

PERSPECTIVE VIEW

PERSPECTIVE VIEW

PERSPECTIVE VIEW



EXTERIOR ELEVATION

EXTERIOR ELEVATION

EXTERIOR ELEVATION

EXTERIOR ELEVATION

PROJECT DATA

DESIGN APPROVAL

PROJECT NOTES

EXTERIOR FINISHES

ATTACHED CANOPY SCHEDULE LE

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

CHICK-FIL-A
Project Name

Street Address
City, ST 00000

FSR#00000

06/09/2025

X-900B

CONCLUSION

Discussion