



Hernando County

Planning & Zoning Commission

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

Regular Meeting

Agenda

Monday, June 8, 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

[17585](#) Approval of Minutes for Regular Meeting of November 13, 2023

[17564](#) Approval of Minutes for Regular Meeting of May 11, 2026

F. STANDARD AGENDA

[17548](#) Conditional Use Permit Petition Submitted by Ronald J. Pollack and Nathan Pollack (CU2607)

[17552](#) Master Plan Revision Submitted by Southeast Investments, Inc., On Behalf of Jacobsen Property Investment, LLC; Christopher Gandy; and William Samuelson and Melissa Samuelson (H2605)

[17542](#) Rezoning Petition Submitted by Williams Realty and Investments Inc. (H2603)

[17543](#) Rezoning Petition Submitted by Land Supplier, LLC (H2339)

[17550](#) Rezoning Petition Submitted by M and S Enterprises of Central Florida, LLC (H2618)

[17553](#) Master Plan Revision Submitted by One Hernando, LLC (REZ0000262026)

G. COMMISSIONERS AND STAFF ISSUES

H. ADJOURNMENT

UPCOMING MEETINGS

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



Planning & Zoning Commission

AGENDA ITEM

Meeting: 06/08/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17585
Legal Request Number:
Bid/Contract Number:

TITLE

Approval of Minutes for Regular Meeting of November 13, 2023

BRIEF OVERVIEW

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on November 13, 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 November 13, 2023, are submitted for review and approval.

REVIEW PROCESS

Michelle Miller	Approved	05/29/2026 12:21 PM
Victoria Via	Approved	05/29/2026 12:26 PM



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

November 13, 2023

CALL TO ORDER

The public meeting was called to order at 9:00 AM on Monday, November 13, 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.

<u>Attendee Name</u>	<u>Title</u>
Jonathan McDonald	Chairman
Kathryn Birren	Regular Member
Donald Whiting	Regular Member
Nicholas Holmes	Regular Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Kyle Benda	Assistant County Attorney
Michelle Miller	Planning Administrator
Omar DePablo	Senior Planner
Lashandra Ellison	Planner II
Scott Herring	Public Works Director/County Engineer
Robin Reinhart	Agenda Coordinator

Vice Chairman W. Steve Hickey was not present for the meeting today.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairman McDonald and Member Holmes indicated they had had ex parte communications concerning the petitions being considered at this meeting.

Members Birren and Whiting indicated they had had no ex parte communications concerning the 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 introduced Planner II Lashaundra Ellison. She also introduced that Item No. 13007 [CU-23-11 - Frances M Cain / POA C/o Karen S Durand: Conditional Use Permit for a Second Residence; North side of Faber Drive, approximately 128' east of Honeysuckle Lane] was requested to be withdrawn by the applicant and 13096 [H-23-51 - Robert C. Johnson: Rezoning from R-1C (Residential) to AR (Agricultural/Residential); North side of Octavia Lane, approximately 525' north of Solway Drive] was requested to be postponed by staff. Member Holmes request to pull Item No. 13094 [CU-23-13 - William E. Barnes: Conditional Use Permit for a Second Residence; Atlantis Lane, approximately 2,055' from its intersection with Mondon Hill Road]

APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission

Motion

To approve the Agenda.

RESULT:	ADOPTED
MOVER:	Kathryn Birren
SECONDER:	Nicholas Holmes
AYES:	McDonald, Birren, Holmes and Whiting
ABSENT:	Hickey

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Donald Whiting
AYES:	McDonald, Birren, Holmes and Whiting
ABSENT:	Hickey

PUBLIC HEARINGS

UNIFIED AGENDA

Chairman's Statement

Introduction of Unified Agenda

CP 1449681 Glen Lakes Commons Conditional Plat

**CU-23-11 - Frances M Cain / POA C/o Karen S Durand:
Conditional Use Permit for a Second Residence; North side of Faber Drive,
approximately 128' east of Honeysuckle Lane**

This item was pulled to the Standard Agenda.

**CU-23-13 - William E. Barnes:
Conditional Use Permit for a Second Residence; Atlantis Lane, approximately 2,055'
from its intersection with Mondon Hill Road**

This item was pulled to the Standard Agenda.

**SE-23-06 - Great Life Church, Inc.
Special Exception Use Permit for Educational Facility; South side of Cortez Boulevard,
approximately 550' west of Grove Road**

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Donald Whiting
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Holmes and Whiting
ABSENT:	Hickey

Public Comment

Commissioner Discussion

Commissioner Vote

LEGISLATIVE AGENDA

STANDARD AGENDA (BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY)

**CU-23-11 - Frances M Cain / POA C/o Karen S Durand:
Conditional Use Permit for a Second Residence; North side of Faber Drive,
approximately 128' east of Honeysuckle Lane**

There was no public input.

The Board gave consensus on the applicants withdrawal.

**CU-23-13 - William E. Barnes:
Conditional Use Permit for a Second Residence; Atlantis Lane, approximately 2,055'
from its intersection with Mondon Hill Road**

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 5, 9 and 10 as approved by the Planning Department).

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Donald Whiting
AYES:	McDonald, Birren, Holmes and Whiting
ABSENT:	Hickey

RECESS/RECONVENE

The Board recessed at 9:50am and reconvened at 9:55am.

**H-23-51 - Robert C. Johnson:
Rezoning from R-1C (Residential) to AR (Agricultural/Residential); North side of Octavia
Lane, approximately 525' north of Solway Drive**

There was no public input.

Motion

To postpone to a date certain of December 11, 2023.

RESULT:	ADOPTED
MOVER:	Nicholas Holmes
SECONDER:	Kathryn Birren
AYES:	McDonald, Birren, Holmes and Whiting
ABSENT:	Hickey

**H-23-49 - Charles Rummens:
Rezoning from R-1A (Residential) to AR-2 (Agricultural/Residential-2); Southwest corner
of Atlanta Avenue and Cleever Street**

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Kathryn Birren
SECONDER:	Donald Whiting
AYES:	McDonald, Birren, Holmes and Whiting
ABSENT:	Hickey

**H-23-57 - Emmanuel Ortiz Garcia & Lydia Maria Diaz Alicea:
Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential-2); South side of Centralia Road, at its intersection with Lelani Drive**

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Kathryn Birren
SECONDER:	Nicholas Holmes
AYES:	McDonald, Birren, Holmes and Whiting
ABSENT:	Hickey

**H-23-55 - Cathy Barkley:
Rezoning from PDP(MF)/ Planned Development Project (Multi-Family) to AR-2 (Agricultural/Residential-2); North side of Jacqueline Road, approximately 672' east of its intersection with Weeping Willow Street**

There was no public input.

The Board gave consensus to differ this item until later in the meeting.

**H-23-26 - F. O. Enterprises, LLC.
Rezoning from PDP(OP)/ Planned Development Project (Office Professional) to PDP(GC)/ Planned Development Project (General Commercial) with specific C-2 uses of mini-warehouse and outdoor storage; South side of Forest Oaks Boulevard at its intersections with Casino Court and Longbranch Court.**

The Board accepted public input on this matter.

Motion

To approve with modifications.

(Note: The Motion pertained to Modified Performance Condition Nos. 11 as approved by the Planning Department).

RESULT: ADOPTED
MOVER: Kathryn Birren
SECONDER: Nicholas Holmes
AYES: McDonald, Birren and Holmes
NAYES: Whiting
ABSENT: Hickey

H-23-55 - Cathy Barkley:

Rezoning from PDP(MF)/ Planned Development Project (Multi-Family) to AR-2 (Agricultural/Residential-2); North side of Jacqueline Road, approximately 672' east of its intersection with Weeping Willow Street

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT: ADOPTED
MOVER: Donald Whiting
SECONDER: Nicholas Holmes
AYES: McDonald, Birren, Holmes and Whiting
ABSENT: Hickey

H-23-42 - Coastal ICF Construction Services Inc.

Rezoning from PDP(OP)/ Planned Development Project (Office Professional) to CPDP (Combined Planning Development Project) with multifamily and mini-warehouse uses.; Anderson Snow Road, approximately 711' south of its intersection with Amero Lane, adjacent to Anderson Snow Park.

The Board accepted public input on this matter.

Motion

To postpone to a future hearing date to be determined with all readvertising costs the responsibility of the applicant.

RESULT: ADOPTED
MOVER: Kathryn Birren
SECONDER: Donald Whiting
AYES: McDonald, Birren, Holmes and Whiting
ABSENT: Hickey

COMMISSIONERS AND STAFF ISSUES

The commission and staff commented on various issues.

ADJOURNMENT

The Board adjourned at 11:45 am.

UPCOMING MEETINGS

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



Planning & Zoning Commission

AGENDA ITEM

Meeting: 06/08/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17564
Legal Request Number:
Bid/Contract Number:

TITLE

Approval of Minutes for Regular Meeting of May 11, 2026

BRIEF OVERVIEW

The attached Minutes for the Regular Meeting of the Planning and Zoning Commission on May 11, 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 May 11, 2026, are submitted for review and approval.

REVIEW PROCESS

Michelle Miller	Approved	05/26/2026 12:09 PM
Victoria Via	Approved	05/26/2026 12:12 PM



Hernando County Planning & Zoning Commission

Regular Meeting

Minutes

May 11, 2026

CALL TO ORDER

The public meeting was called to order at 9:00 a.m. on Monday, May 11, 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.

<u>Attendee Name</u>	<u>Title</u>
Kathryn Birren	Chairwoman
Justin Noe	Regular Member
Xenia Pino	Alternate Member
James Lipsey	Ex Officio Non-voting Member (School Board Rep.)
Natasha Lopez Perez	Assistant County Attorney
Michelle Miller	Planning Manager
Scott Herring	Public Works Director
Scott Rimby	Capital Program Manager
Victoria Via	Agenda Coordinator

Vice Chairman Jonathan McDonald and Member Steven Markford were not present for the meeting.

Invocation

Pledge of Allegiance

Poll Commission for Ex Parte Communications

Chairwoman Birren announced that she had had ex parte communications concerning the quasi-judicial petitions being considered at this meeting

Member Noe and Alternate Member Pino 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 Michelle Miller announced that Item Nos. 17465 [Rezoning Petition Submitted by Land Supplier, LLC (H2339)] and 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)] had requested to be postponed to June 8, 2026 Planning and Zoning Commission Meeting by Staff.

APPROVAL/MODIFICATION OF AGENDA

Motion

To approve the Agenda.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE

Motion

To adopt the information packets into evidence.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

PUBLIC HEARINGS

UNIFIED AGENDA

Approval of Minutes for Regular Meeting of April 13, 2026

Approval of Minutes for Regular Meeting of August 14, 2023

Motion

To approve the Unified Agenda.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

STANDARD AGENDA

Motion

To move Item Nos. 17465 [Rezoning Petition Submitted by Land Supplier, LLC (H2339)] and 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)] to the beginning of the Standard Agenda.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

Rezoning Petition Submitted by Land Supplier, LLC (H2339)

There was no public input.

Motion

To postpone to June 8, 2026 with all readvertising costs as responsibility of the applicant.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

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

There was no public input.

Motion

To postpone to a future hearing date.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

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)

There was no public input.

Motion

To approve the staff recommendation.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

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

The Board accepted public input on this matter.

Motion

To deny.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

Rezoning Petition Submitted by Land Supplier, LLC (H2339)

This item was voted on earlier in the meeting.

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

RECESS/RECONVENE

The Board recessed at 9:35 a.m. and reconvened at 9:40 a.m.

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

There was no public input.

Motion

To postpone to June 8, 2026.

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

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

This item was voted on earlier in the meeting.

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

The Board accepted public input on this matter.

Motion

To approve the staff recommendation with modifications.

(Note: The motion pertained to Modified Performance Condition Nos. 7 as approved by the Planning Department.)

RESULT:	ADOPTED
MOVER:	Justin Noe
SECONDER:	Xenia Pino
AYES:	Birren, Noe and Pino
ABSENT:	Holmes, Markford and McDonald

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

There was no public input.

Motion

To approve the staff recommendation.

RESULT: **ADOPTED**
MOVER: Xenia Pino
SECONDER: Justin Noe
AYES: Birren, Noe and Pino
ABSENT: Holmes, Markford and McDonald

RECESS/RECONVENE

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

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

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT: **ADOPTED**
MOVER: Xenia Pino
SECONDER: Justin Noe
AYES: Birren, Noe and Pino
ABSENT: Holmes, Markford and McDonald

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

The Board accepted public input on this matter.

Motion

To approve the staff recommendation.

RESULT: **ADOPTED**
MOVER: Justin Noe
SECONDER: Xenia Pino
AYES: Birren, Noe and Pino
ABSENT: Holmes, Markford and McDonald

COMMISSIONERS AND STAFF ISSUES

No issues to discuss.

ADJOURNMENT

The meeting was adjourned at 10:50 a.m.

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



AGENDA ITEM

TITLE

Conditional Use Permit Petition Submitted by Ronald J. Pollack and Nathan Pollack (CU2607)

BRIEF OVERVIEW

Request:

Conditional Use Permit for a Temporary Structure

General Location:

North side of Richbarn Road, East side of Rockbay Road at the intersection of Richbarn Road and Rockbay Road

Parcel Key Number:

1356286

Summary of Applicant's Request:

The applicant is requesting a Conditional Use Permit to allow the use of a temporary structure on the property in the form of an auxiliary modular building.

The proposed structure will be connected to the existing residence, which is also a modular/mobile home, by means of a deck connection.

The applicant has indicated that the request is necessary due to:

- (1) the owner's disability and the need for additional on-site family support;
- (2) the proposed structure would provide living accommodations for family members assisting with the care of the applicant and the four (4) children residing at the property; and
- (3) the fact that the existing residence alone does not provide adequate living space to accommodate the household's needs.

According to Appendix A, Article I, Section 3, Paragraph 129 of the Hernando County Code of Ordinance, a "structure" is defined as "any combination of materials fabricated to fulfill a function in a fixed location on the land includes buildings and signs."

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 approval jurisdiction over the subject application. The Applicable Criteria for conditional use approval are contained in Appendix A (Zoning Code), Article V, Section 4. The Conditional Use Approval must be consistent with the Comprehensive Plan.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission determine whether an auxiliary modular building qualifies as a structure; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Temporary Structure with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	05/20/2026	2:01 PM
Natasha Lopez Perez	Approved	05/20/2026	3:52 PM
Toni Brady	Approved	05/20/2026	4:13 PM
Victoria Via	Approved	05/21/2026	7:35 AM



STAFF REPORT

HEARINGS: Planning & Zoning Commission: June 8, 2026

APPLICANT: Ronald J. Pollack and Nathan Pollack

FILE NUMBER: CU-26-07

REQUEST: Conditional Use Permit for a Temporary Structure

GENERAL LOCATION: North side of Richbarn Road, East side of Rockbay Road at the intersection of Richbarn Road and Rockbay Road

PARCEL KEY NUMBER: 1356286

APPLICANT'S REQUEST

The applicant is requesting a Conditional Use Permit to allow a temporary second residence on the property in the form of an auxiliary modular building. The proposed structure will be connected to the existing residence, which is also a modular/mobile home, by means of a deck connection.

The applicant has indicated that the request is necessary due to the owner's disability and the need for additional on-site family support. The additional dwelling unit would provide living accommodations for family members assisting with the care of the applicant and four children residing at the property. According to the applicant, the existing residence alone does not provide adequate living space to accommodate the household's needs.

SITE CHARACTERISTICS

Site Size	5.50 Acres
Surrounding Zoning; Land Uses	North: AG(Agricultural); Single Family South: AG(Agricultural); Vacant East: AG(Agricultural); Vacant West: AG(Agricultural); Single Family
Current Zoning:	AG(Agricultural)
Future Land Use Map Designation:	Rural

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently provide water or wastewater service to this parcel, and such services are not available at this location. HCUD has no objection to the placement of a second mobile home on the property for the purpose of caring for a family member.

ENGINEERING REVIEW

The subject property is located on the north side of Richbarn Road, on the east side of Rockbay Road, at the intersection of Richbarn Road and Rockbay Road. The Department of Public Works, through the County Engineer, has provided the following comment: Access to Rockbay Road may continue; however, no additional access points are permitted.

LAND USE REVIEW

Minimum Building Setbacks Required in the AG (Agricultural) District:

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

A Conditional Use Permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a Conditional Use Permit for a period up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, 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 determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Second Residence Due to Medical Hardship with the following performance conditions:

1. The petitioner shall 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 remove the second residence upon expiration of the permit, or when the hardship no longer exists.
3. The conditional use permit shall expire on June 8, 2028.

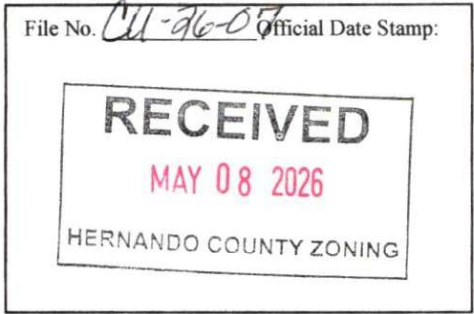
**HERNANDO COUNTY CONDITIONAL USE PERMIT
OR SPECIAL EXCEPTION USE PERMIT PETITION**



Application request (check one):

- Conditional Use Permit
- Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION



Date: 5/8/2026

APPLICANT NAME: Nathan Pollack

Address: 9408 Rockbay Rd

City: Brooksville State: FL Zip: 34601

Phone: 727-415-3010 Email: nathan@pollackhome.com / ronepollackhome.com

Property owner's name: (if not the applicant) Nathan Pollack + Ronald Pollack

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): 1356236
2. SECTION 16, TOWNSHIP 22, RANGE 20
3. Current zoning classification: Res. Ag.
4. Desired use: Add ADU
5. Size of area covered by application: 5 acres
6. Highway and street boundaries: Rockbay Rd + Richbarn
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, Nathan Pollack, 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):

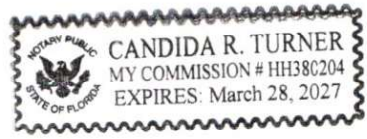
- I am the owner of the property and am making this application OR
- I am the owner of the property and am authorizing (applicant): _____ and (representative, if applicable): _____ to submit an application for the described property.

Nathan Pollack
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 8th day of May, 2026, by Nathan I. Pollack who is personally known to me or produced FL DL as identification.

Candida R. Turner
Signature of Notary Public



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

Notary Seal/Stamp

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



Application request (check one):
 Conditional Use Permit
 Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

File No. CU-26-07 Official Date Stamp:

RECEIVED

MAR 04 2026

Hernando County Development Services
Zoning Division

Date: 3/3/2026

APPLICANT NAME: RONALD J POLLACK, NATHAN POLLACK
 Address: 9408 ROCKBAY RD
 City: BROOKSVILLE State: FL Zip: 34601-6421
 Phone: 227-692-8624 Email: RON@POLLACKHOME.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): 1356286
 2. SECTION 16, TOWNSHIP 22, RANGE 20
 3. Current zoning classification: 02
 4. Desired use: RESIDENCIAL MOBILE HOMES 02 2ND RESIDENCE
 5. Size of area covered by application: 5.5 ACRES
 6. Highway and street boundaries: ROCKBAY RD + RICHBARN 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, RONALD POLLACK, NATHAN POLLACK 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):

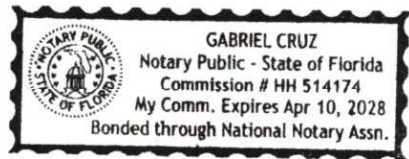
- I am the owner of the property and am making this application **OR**
- I am the owner of the property and am authorizing (applicant): _____
 and (representative, if applicable): _____
 to submit an application for the described property.

[Signature]
Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ PINELLAS**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of March, 2026, by Ronald Pollack who is personally known to me or produced FLDL as identification.

[Signature]
Signature of Notary Public



Notary Seal/Stamp

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

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



Application request (check one):

- Conditional Use Permit
- Special Exception Use Permit

PRINT OR TYPE ALL INFORMATION

File No. CU-26-08 Official Date Stamp:
RECEIVED
MAR 04 2026
 Hernando County Development Services
 Zoning Division

Date: 3/4/26

APPLICANT NAME: NATHAN POLLACK

Address: 9048 ROCKBAY

City: BROOKSVILLE State: _____ Zip: _____

Phone: _____ Email: _____

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): _____

2. SECTION _____, TOWNSHIP _____, RANGE _____

3. Current zoning classification: _____

4. Desired use: 2nd Residence for medical Hardship

5. Size of area covered by application: 5.5

6. Highway and street boundaries: _____

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 AFFIDAVIT

I, NATHAN POLLACK, 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.

Nathan Pollack

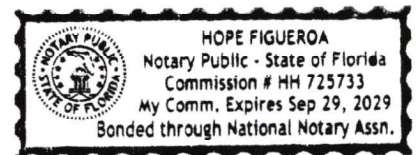
Signature of Property Owner

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of March, 2026, by Nathan Pollack who is

personally known to me or produced FLDL as identification.

Hope Figueroa
Signature of Notary Public



Notary Seal/Stamp

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

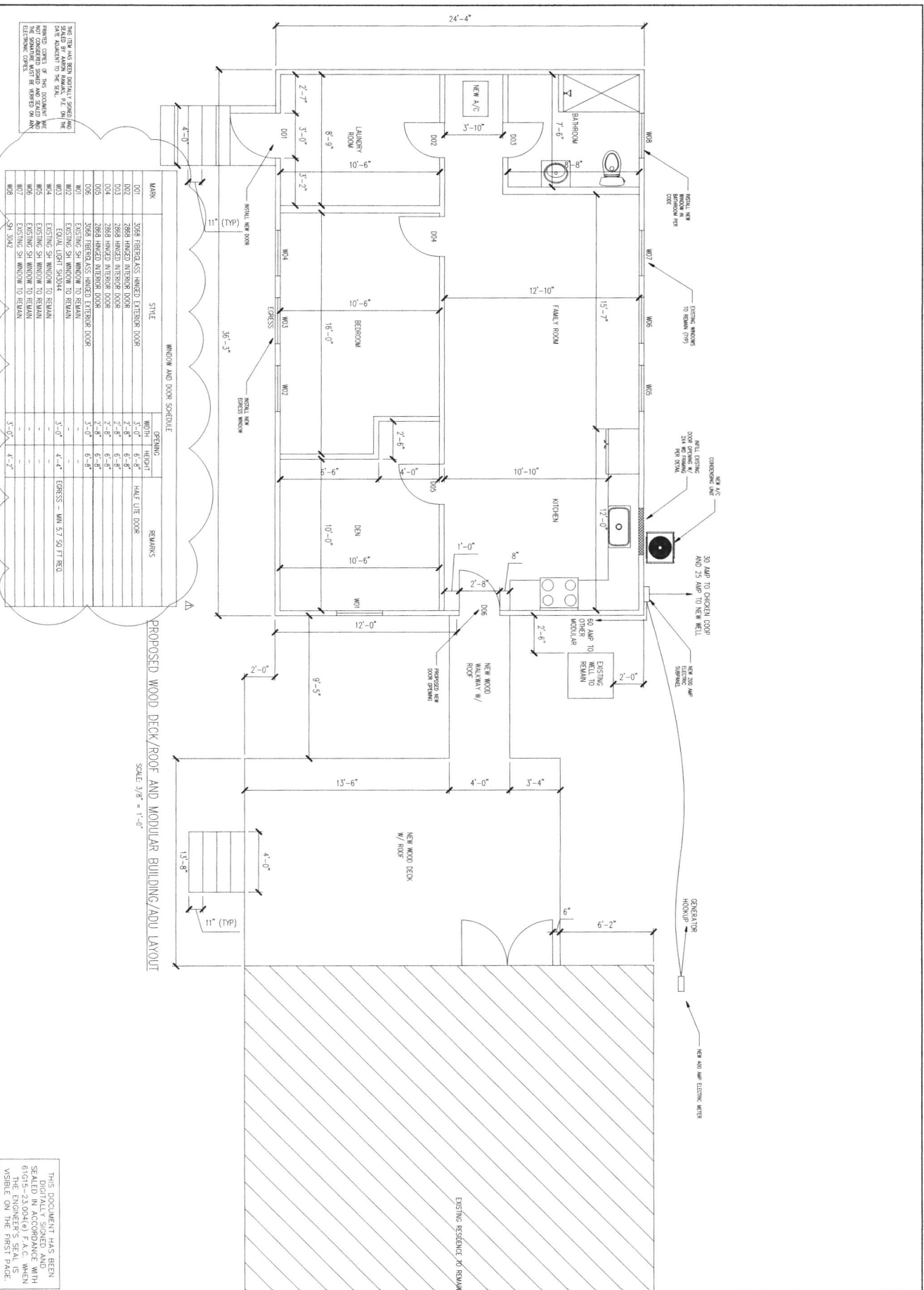
CONDITIONAL-SPECIAL EXCEPTION USE PERMIT APPLICATION
FOR 9408 ROCKBAY RD

We are asking for a conditional use/special exception permit in order to add a second residence (a former Pinellas County auxilliary modular school building) which will be attached by deck to the current residence, which is also a modular/mobile home.

Attached are floor plans and elevations to show that the usage is for residence. Also attached is a letter from his doctor stating need.

Owner Nathan is handicapped and the father of 4 babies all under 2 years of age.

This second residence will be so that an additonal family member can live on site to help care for everyone. With the 4 babies, there's not enough room in the main house.



WINDOW AND DOOR SCHEDULE

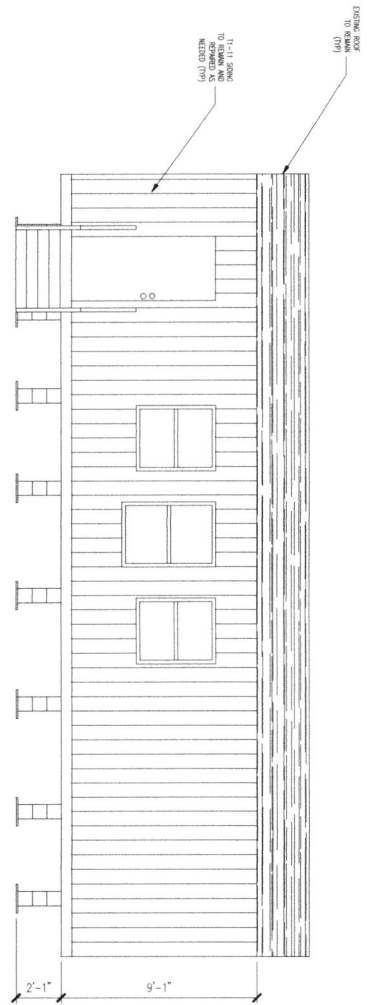
MARK	STYLE	REMARKS
D01	3068 FIBERGLASS HINGED EXTERIOR DOOR	3'-0" x 6'-6"
D02	2868 HINGED INTERIOR DOOR	2'-8" x 6'-6"
D03	2868 HINGED INTERIOR DOOR	2'-8" x 6'-6"
D04	2868 HINGED INTERIOR DOOR	2'-8" x 6'-6"
D05	2868 HINGED INTERIOR DOOR	2'-8" x 6'-6"
D06	3068 FIBERGLASS HINGED EXTERIOR DOOR	3'-0" x 6'-8"
W01	EXISTING SH WINDOW TO REMAIN	3'-0" x 4'-2" EGRESS - MIN 57 SQ FT REQ
W02	EXISTING SH WINDOW TO REMAIN	3'-0" x 4'-2" EGRESS - MIN 57 SQ FT REQ
W03	EXISTING SH WINDOW TO REMAIN	3'-0" x 4'-2" EGRESS - MIN 57 SQ FT REQ
W04	EXISTING SH WINDOW TO REMAIN	3'-0" x 4'-2" EGRESS - MIN 57 SQ FT REQ
W05	EXISTING SH WINDOW TO REMAIN	3'-0" x 4'-2" EGRESS - MIN 57 SQ FT REQ
W06	EXISTING SH WINDOW TO REMAIN	3'-0" x 4'-2" EGRESS - MIN 57 SQ FT REQ
W07	EXISTING SH WINDOW TO REMAIN	3'-0" x 4'-2" EGRESS - MIN 57 SQ FT REQ
W08	NEW SH WINDOW TO REMAIN	3'-0" x 4'-2" EGRESS - MIN 57 SQ FT REQ

PROPOSED WOOD DECK/ROOF AND MODULAR BUILDING/ADU LAYOUT
SCALE: 3/8" = 1'-0"

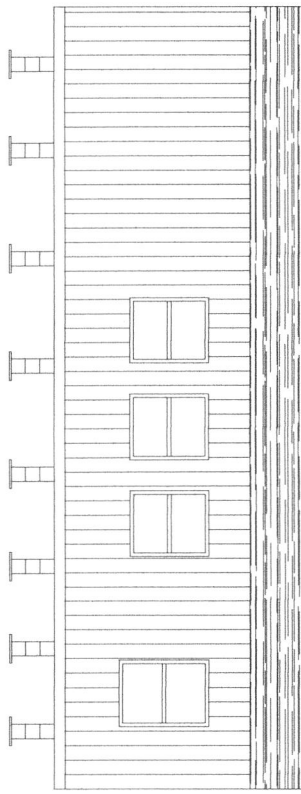
THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEER'S SEAL IS VISIBLE ON THE FIRST PAGE.

<p>STAR STRUCTURAL GROUP</p>	<p>POLLACK, RONALD AND NATHAN</p>
	<p>WOOD DECK AND ADU PROJECT</p>
<p>9040 TOWN CENTER PARKWAY LAKEWOOD RANCH, FL 34202 PHONE: (844) 516-1313 WWW.STARSTRUCTURALGROUP.COM</p>	<p>8048 ROCKBAY RD BROOKSVILLE, FL 34601</p>
<p>PROJECT NO: 2006-007 DATE: 02/09/2006 SHEET NO: 5-3</p>	<p>REVISIONS NO. REVISION DATE</p>

THIS PLAN HAS BEEN DIGITALLY SIGNED AND
 DATE ADJUDICATED TO THE SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE
 THE SOLE AUTHORITY FOR PERMITS AND
 ELECTRONIC COPIES.



PROPOSED ADU NORTH ELEVATION
 SCALE: 3/8" = 1'-0"



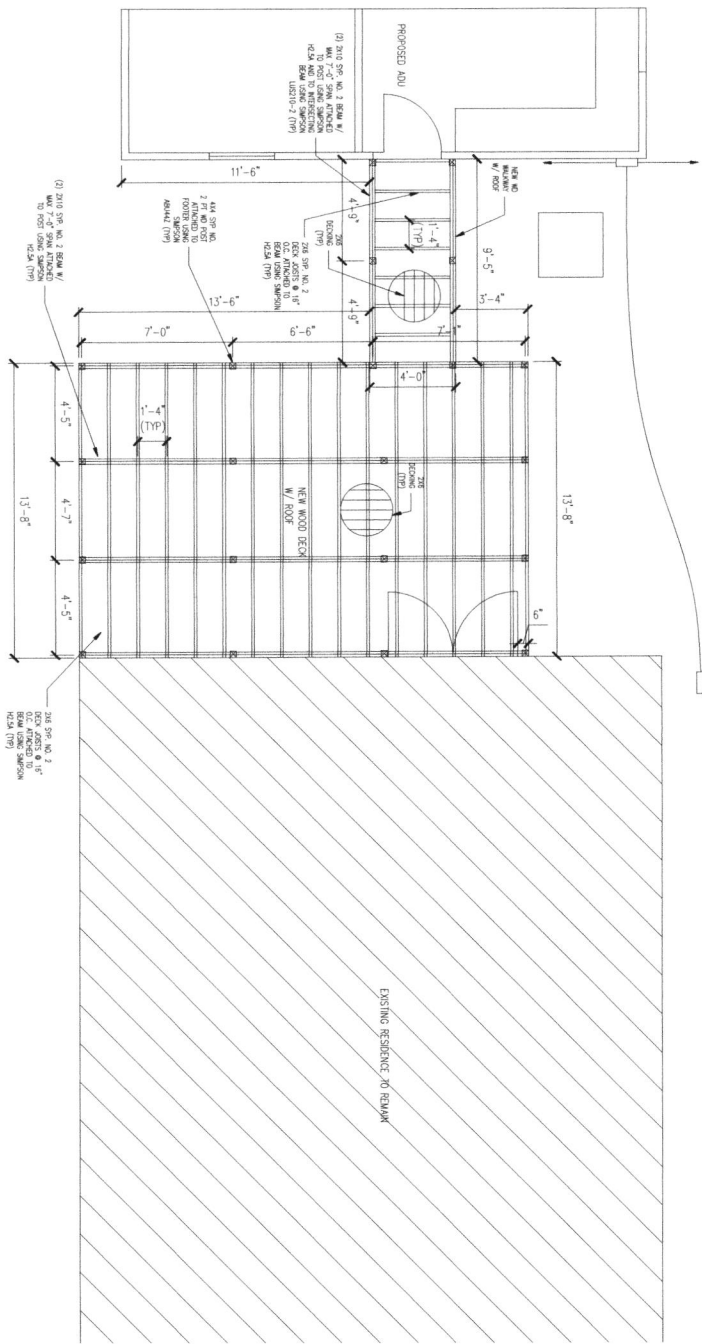
PROPOSED ADU SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"

THIS DOCUMENT HAS BEEN
 DIGITALLY SIGNED AND
 SEALED IN ACCORDANCE WITH
 61G15-23.004(6) F.A.C. WHEN
 THE ENGINEER'S SEAL IS
 VISIBLE ON THE FIRST PAGE.

	9040 TOWN CENTER PARKWAY LAKEWOOD RANCH, FL 34202 PHONE: (941) 316-3163 WWW.STARSTRUCTURALGROUP.COM
	PROJECT NO. 2328.019 DATE: 07/29/2024

POLLACK, RONALD AND NATHAN
 WOOD DECK AND ADU PROJECT
 9048 ROCKBAT RD
 BROOKSVILLE, FL 34601

REGIONS



PROPOSED WOOD DECK/MALKMAY PLAN
SCALE 3/8" = 1'-0"

THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE MADE IN WRITING AND APPROVED BY THE ARCHITECT. THE CONTRACTOR MUST BE KEPT ADVISED OF ANY ELECTRICAL CODES.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED IN ACCORDANCE WITH FLORIDA STATUTES, CHAPTER 489, WHICH REQUIRE THE ARCHITECT'S SIGNATURE TO BE VISIBLE ON THE FIRST PAGE.

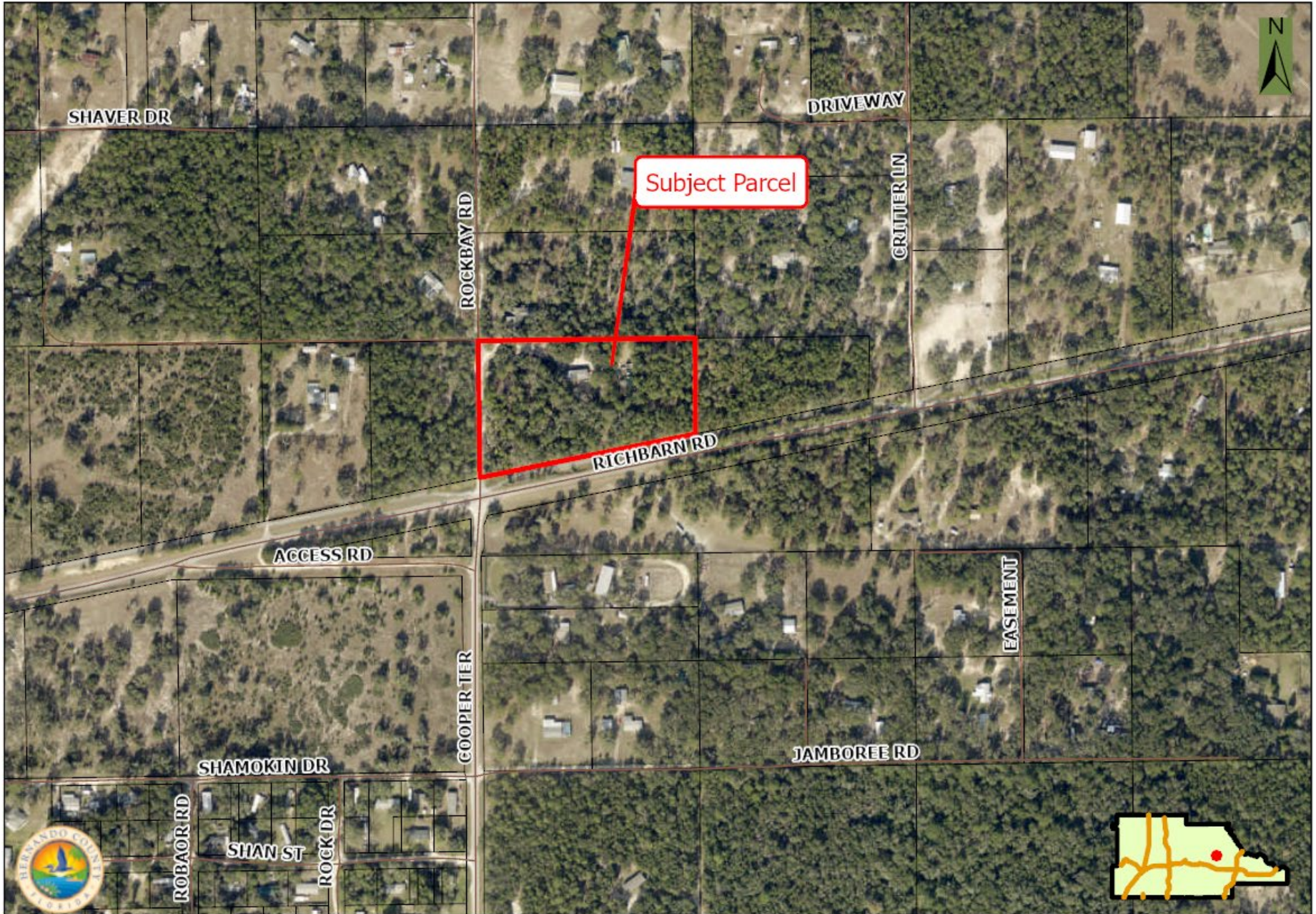
STAR STRUCTURAL GROUP
9040 TOWN CENTER PARKWAY
LAKEWOOD RANCH, FL 34202
PHONE: (941) 916-3163
WWW.STARSTRUCTURALGROUP.COM

POLLACK, RONALD AND NATHAN
WOOD DECK AND ADU PROJECT
9048 ROCKBAY RD
BROOKSVILLE, FL 34601

REVISION	

CU-26-07 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.

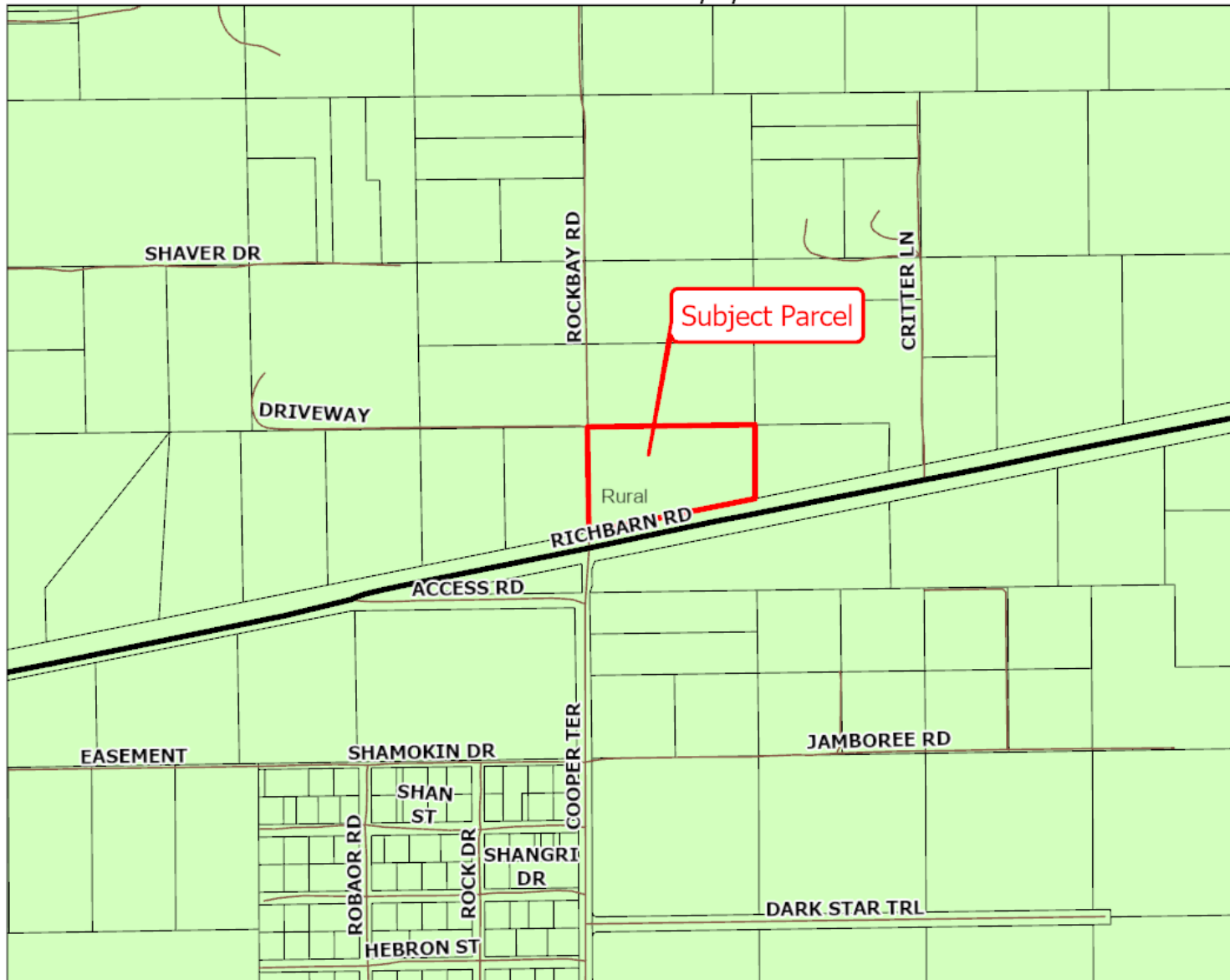


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: CU-26-07

Version Date: 6/8/2026



Future Landuse All

- 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.

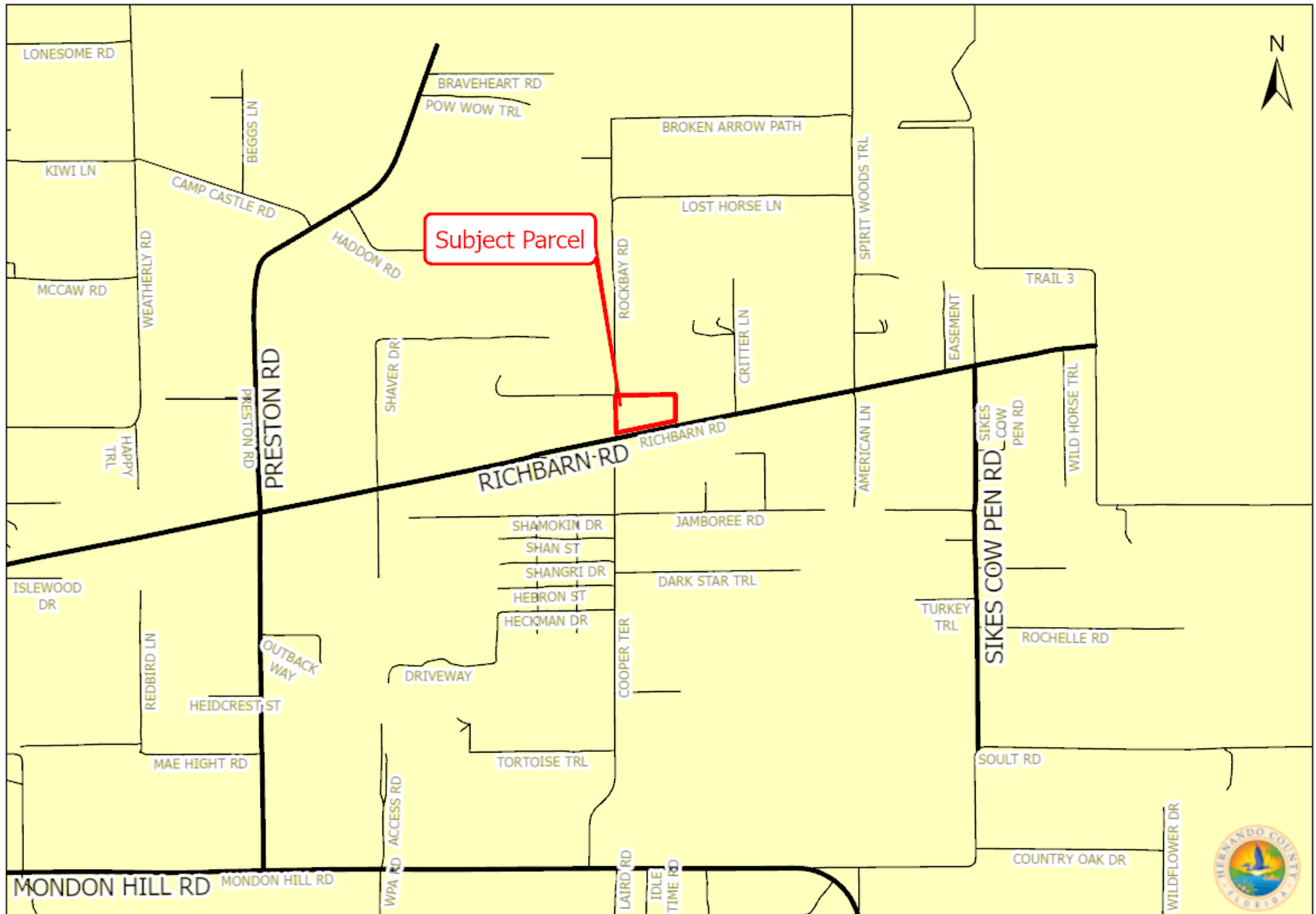
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Not to Scale.

CU-26-07 Area Map

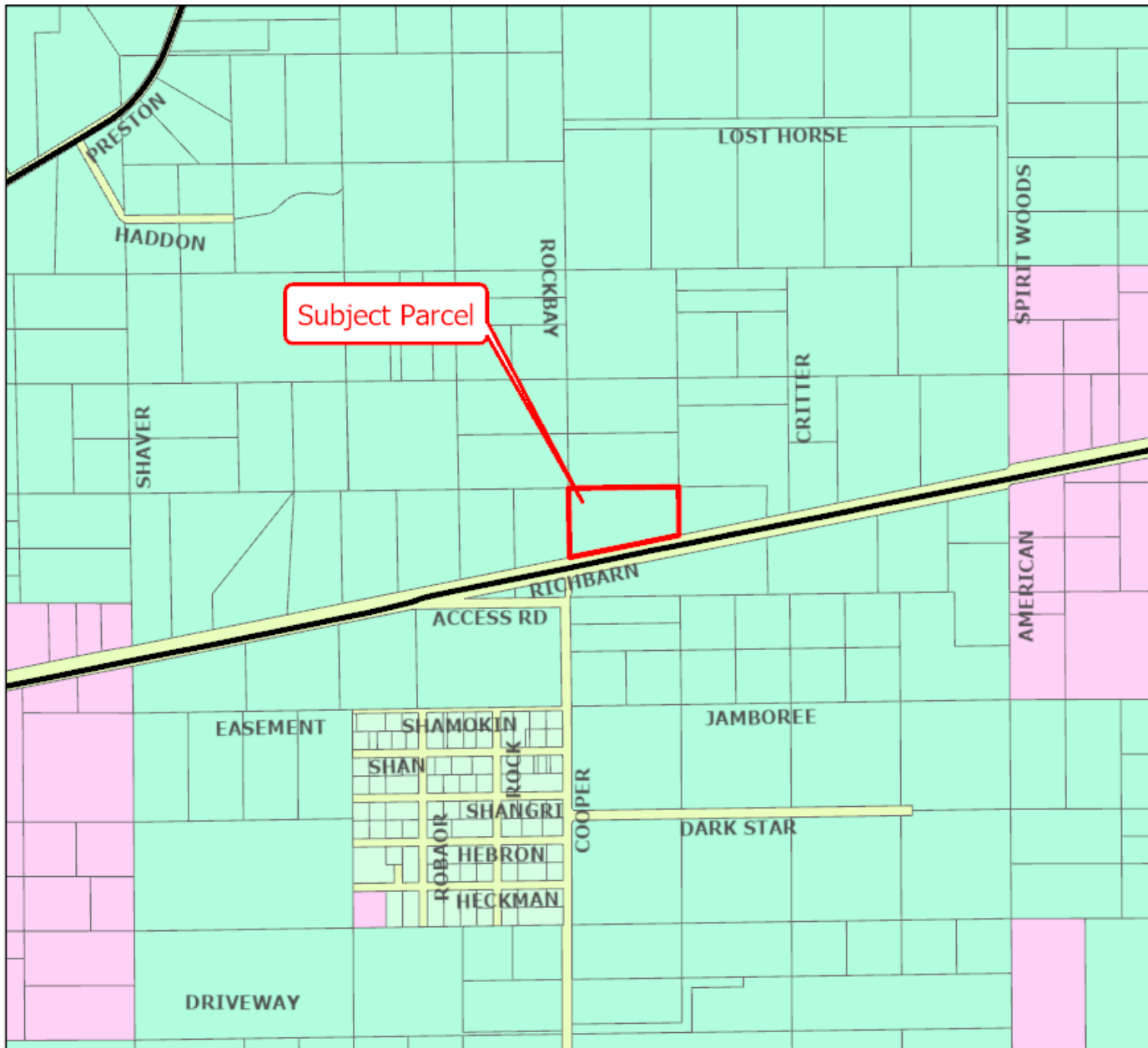
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

CU-26-07 Zoning Map

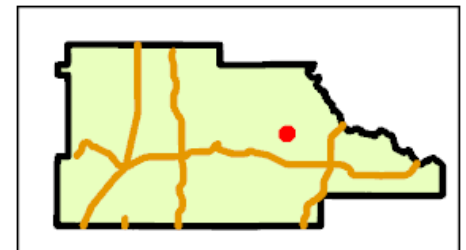
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Legend

Zoning_

- AG
- AR2
- RM
- Street Layer





AGENDA ITEM

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.

Public Hearing History:

On May 11, 2026, The Planning and Zoning Commission voted 3-0 to approve the petitioners request to postpone the request for a Master Plan Revision on parcel zoned PDP(GC)/ Planned Development Project (General Commercial) to a future hearing date.

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 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 performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	05/20/2026	1:51 PM
Natasha Lopez Perez	Approved	05/20/2026	3:06 PM
Toni Brady	Approved	05/20/2026	3:42 PM
Victoria Via	Approved	05/21/2026	7:36 AM



STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 11, 2026
Planning & Zoning Commission: June 08, 2026
Board of County Commissioners: 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 Concurrence. 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.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On May 11, 2026, The Planning and Zoning Commission voted 3-0 to approve the petitioners request to postpone the request for a Master Plan Revision on parcel zoned PDP(GC)/ Planned Development Project (General Commercial) to a future hearing date.

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, 79168, 79220
2. SECTION 12, TOWNSHIP 22 S, RANGE 17 E
3. Current zoning classification: PDP(GC) with limited C-2 uses and C-2
4. Desired zoning classification: PDP(GC) with limited C-2 uses
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 of B.D.J. Sales, 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): Southeast Investments, Inc. and (representative, if applicable): Kyle J. Benda, Esq. of Benda Law to submit an application for the described property.

[Signature]
Signature of Property Owner

**STATE OF FLORIDA
COUNTY OF HERNANDO**

The foregoing instrument was acknowledged before me this 15 day of May, 2026, by Beecher Jacobsen who is personally known to me or produced _____ as identification.

[Signature]
Signature of Notary Public



Effective Date: 11/8/16 Last Revision: 11/8/16 Notary Seal/Stamp

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: _____

Date: 3/10/16

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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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 AFFIDAVIT

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, 2016, by William Samuelson who is personally known to me or produced Florida Driver License identification.

Signature of Notary Public



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

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

Notary Seal/Stamp

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: _____

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 AFFIDAVIT

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.

Signature of Property Owner

STATE OF FLORIDA
COUNTY OF ~~HERNANDO~~ Pinellas

The foregoing instrument was acknowledged before me this 10th day of March, 2026, by Melissa Samuelson who is personally known to me or produced FL I.D. as identification.

Signature of Notary Public

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

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

Notary Seal Stamp

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: _____

Date: 3/13/24

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
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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, 2024, 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

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

Southeast Investments, Inc. Master Plan Revision Second Amended Narrative

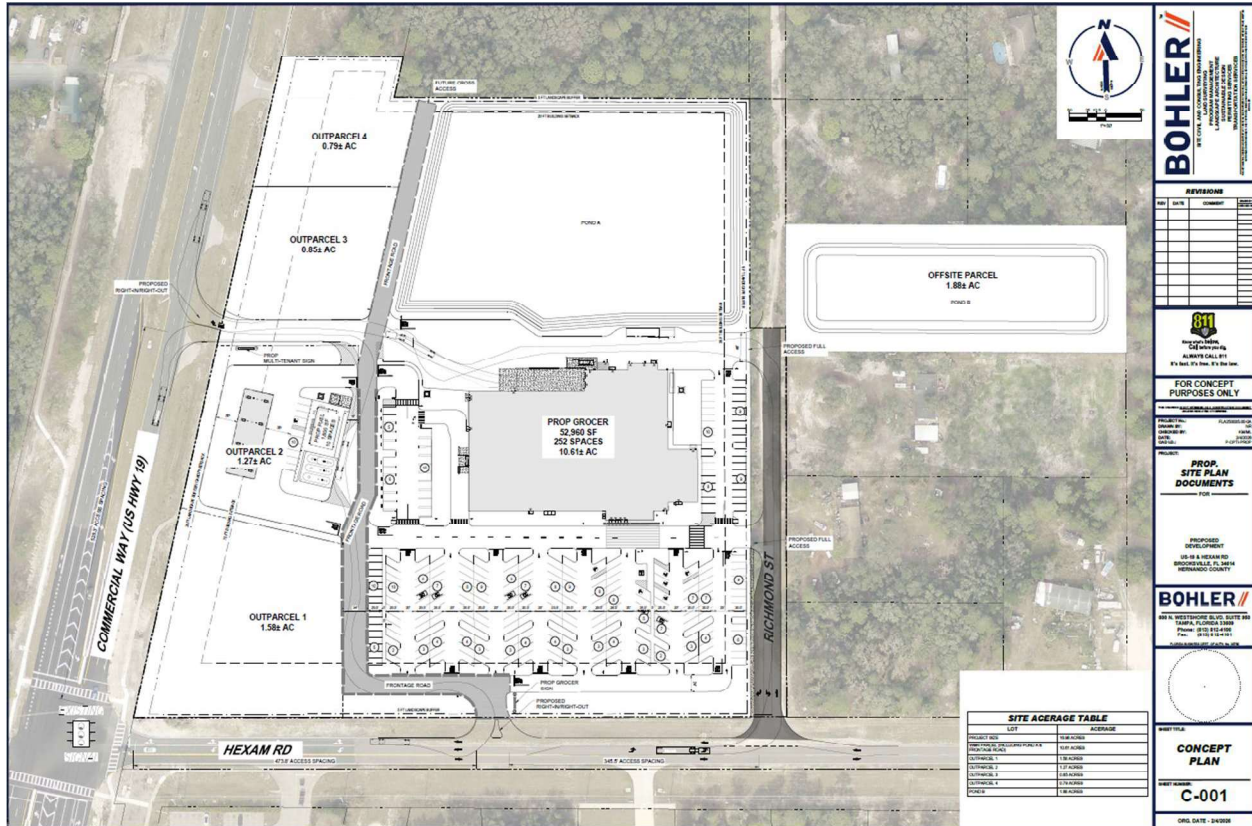
The applicant proposes a major revision of the existing master plan for property located at the corner of Commercial Way and Hexam Road, Hernando County Property Appraiser Key Numbers 79060, 79079, 79088, 79097, 79104, 79113, 79122, 79131, 790140, 79168, and 79220 (the “Subject Property”). This is a 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 and a second additional parcel north of the existing master plan, Parcel Key Number 79168 for a commercial outparcel and additional drainage and stormwater facilities.

The applicant seeks to revise the existing, vested master plan on the southern 12.3-acres and add an additional parcel to the north and a second additional parcel across Richmond Avenue to the east. The southern 12.3-acres are currently zoned Planned Development Project (General Commercial) (“PDP(GC)”) with limited approved C-2 uses pursuant to a vested master plan created in 2013. The additional parcel to the north is currently zoned C-2 while the additional parcel to the east is currently zoned R-1-A. The additional parcels sought to be added to this rezoning are required to accommodate the new drainage and stormwater rules of the Southwest Florida Water Management District (“SWFWMD”) for this development.

If approved, the applicant seeks to modify the existing vested master plan into a larger development footprint, which will provide more buffering through the open space required for the additional drainage and an overall less dense commercial development because there will be less commercial outparcels than what is vested on the Subject Property, which outparcels will be more spaced out than in the original master plan.

While the applicant seeks the same uses as permitted by the vested master plan on the Subject Property, a retail grocery store with an accessory fueling station and convenience store, this application seeks a modification of reduced setbacks fronting Commercial Way, and reduced setbacks on a portion of Hexam Road. 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 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 intensity¹/density² is retained under the zoning approval,” but a new master plan meeting the existing Code is required.

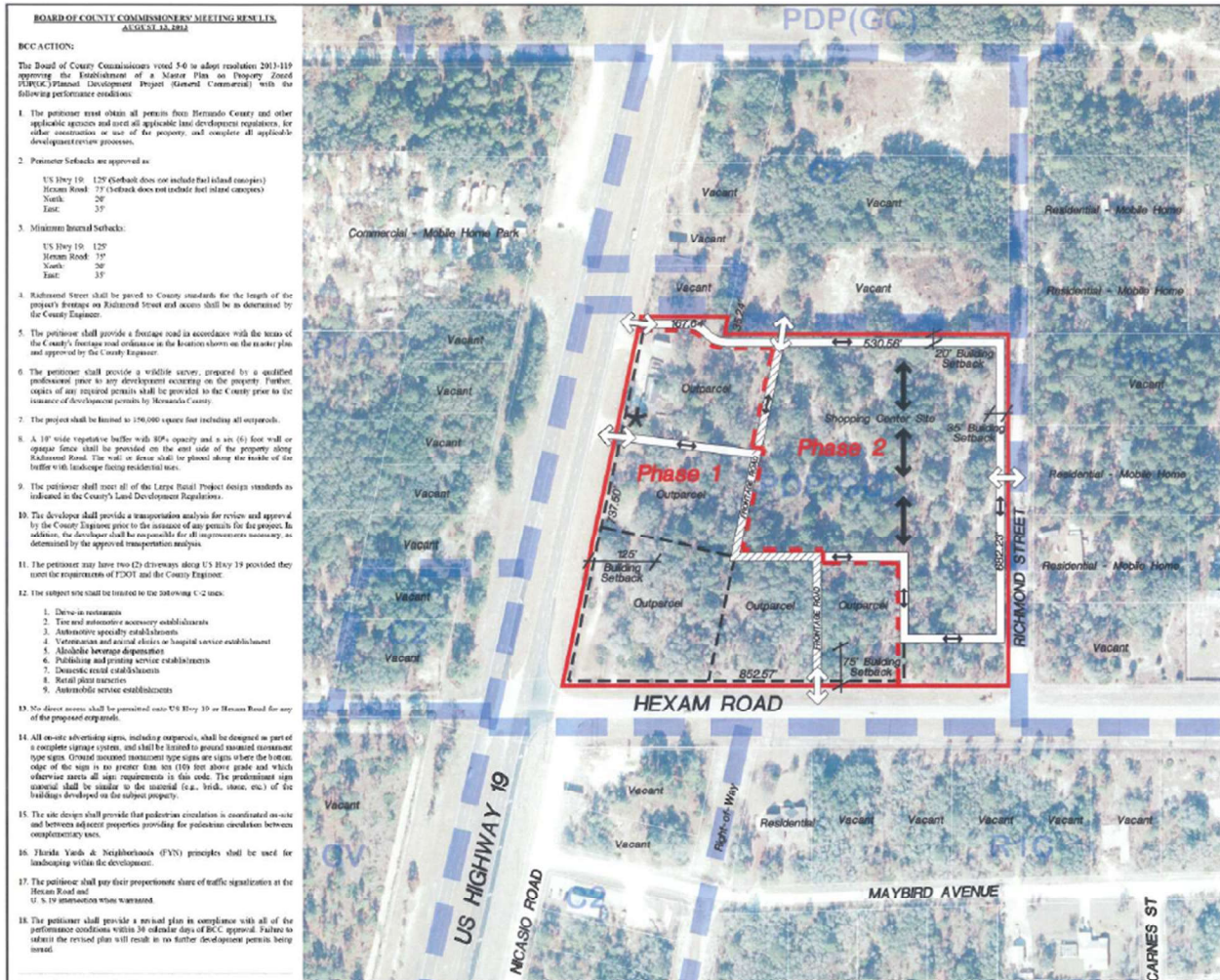
Pursuant to Resolution 2013-119, the Subject Property has a vested density of 6 commercial outparcels: 5 commercial outparcels each occupying a minimum of 1.6 acres and 1 large commercial outparcel for the creation of a shopping center from the remaining area on the Subject Property. Also based on Resolution 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 a reduction from 5 commercial outparcels to 3 commercial over a larger development footprint. Directly to the east of the grocery store will be for an accessory fueling station complementing the grocery store. The three outparcels would be available for any of the vested C-1 or limited C-2 uses with frontage on Commercial Way. 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

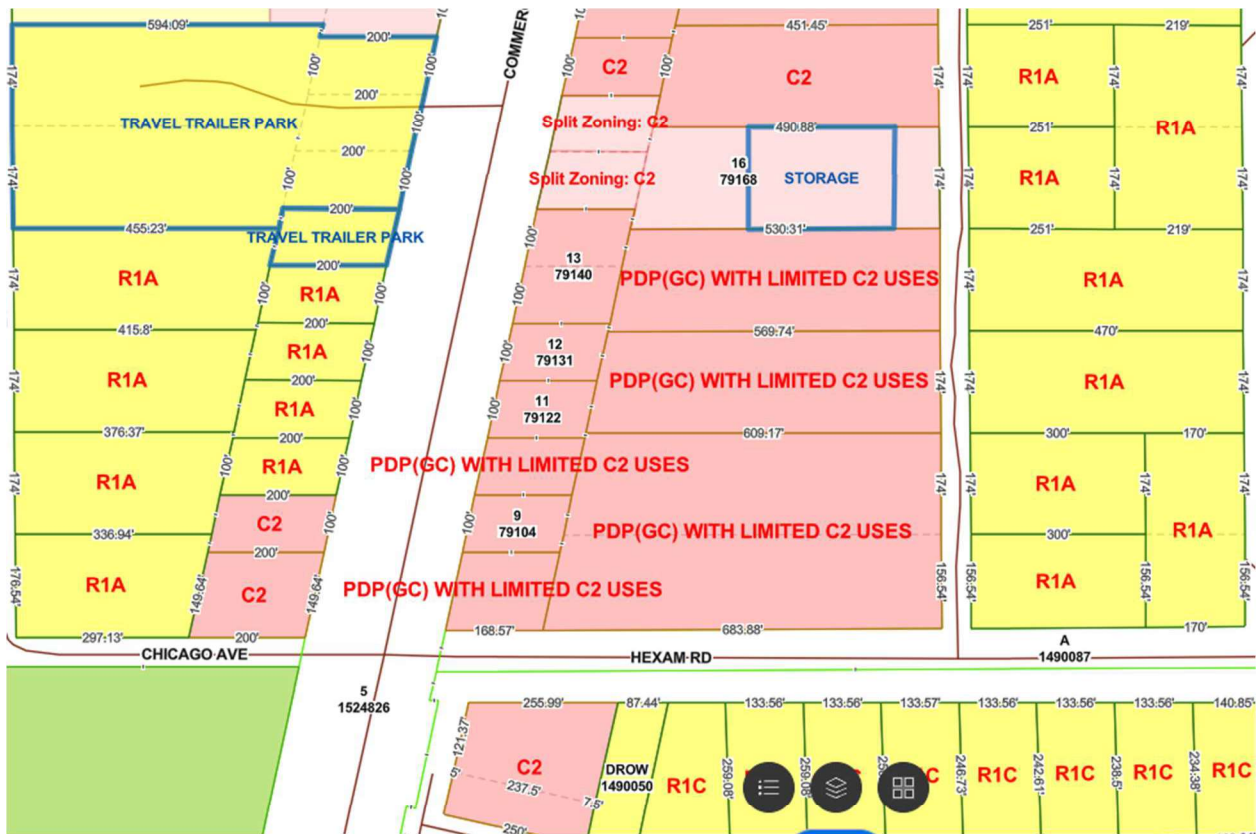
Surrounding Zoning:

North: C-2

South: C-2 and R-1-C (across Hexam Road)

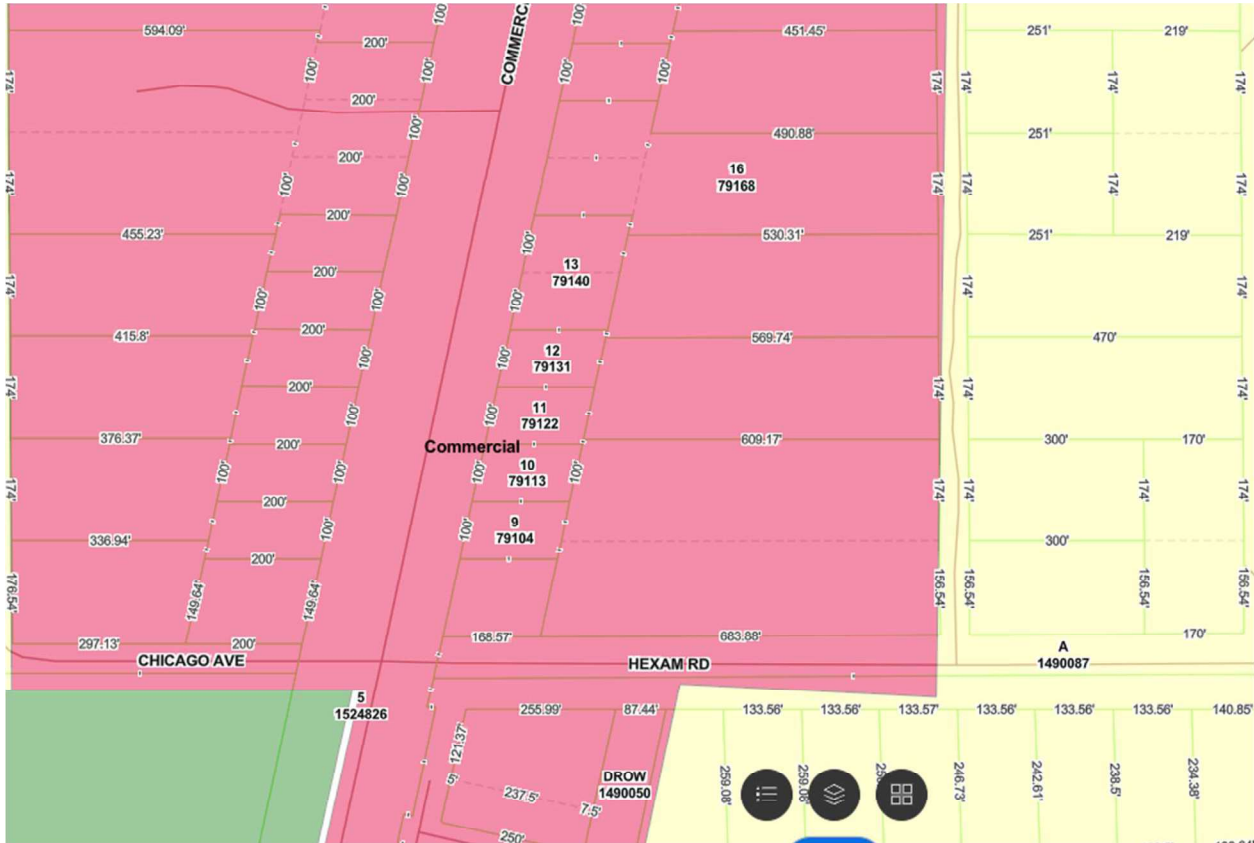
East: R-1-A (across Richmond Street)

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, C-2, and R-1-A

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 consistent⁵ 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 proposes commercial uses that are vested on a majority of the Subject Property by the previous rezoning, which include all C-1 uses and limited C-2 uses. The project is also consistent

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.

because it is located at a commercial node 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 compatible⁶ 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, the majority of the Subject Property 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 be 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.

Southeast Investments, Inc. Expert Witness List

- Michael Raysor, P.E.
Raysor Transportation Consulting
19046 Bruce B. Downs Blvd., Ste. 308
Tampa, FL 33647

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.

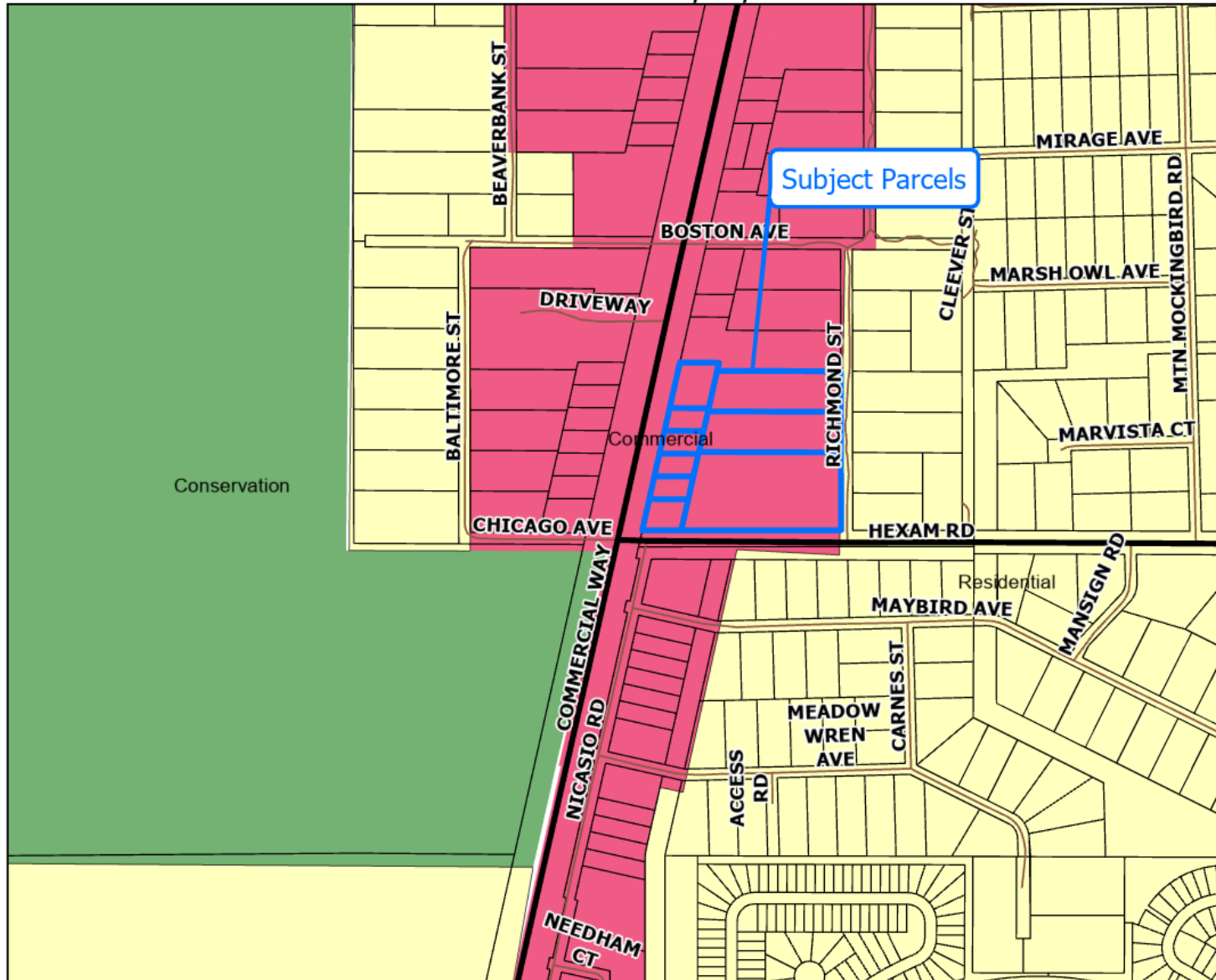


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-26-05

Version Date: 5/11/2026



Future Landuse All

- 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.

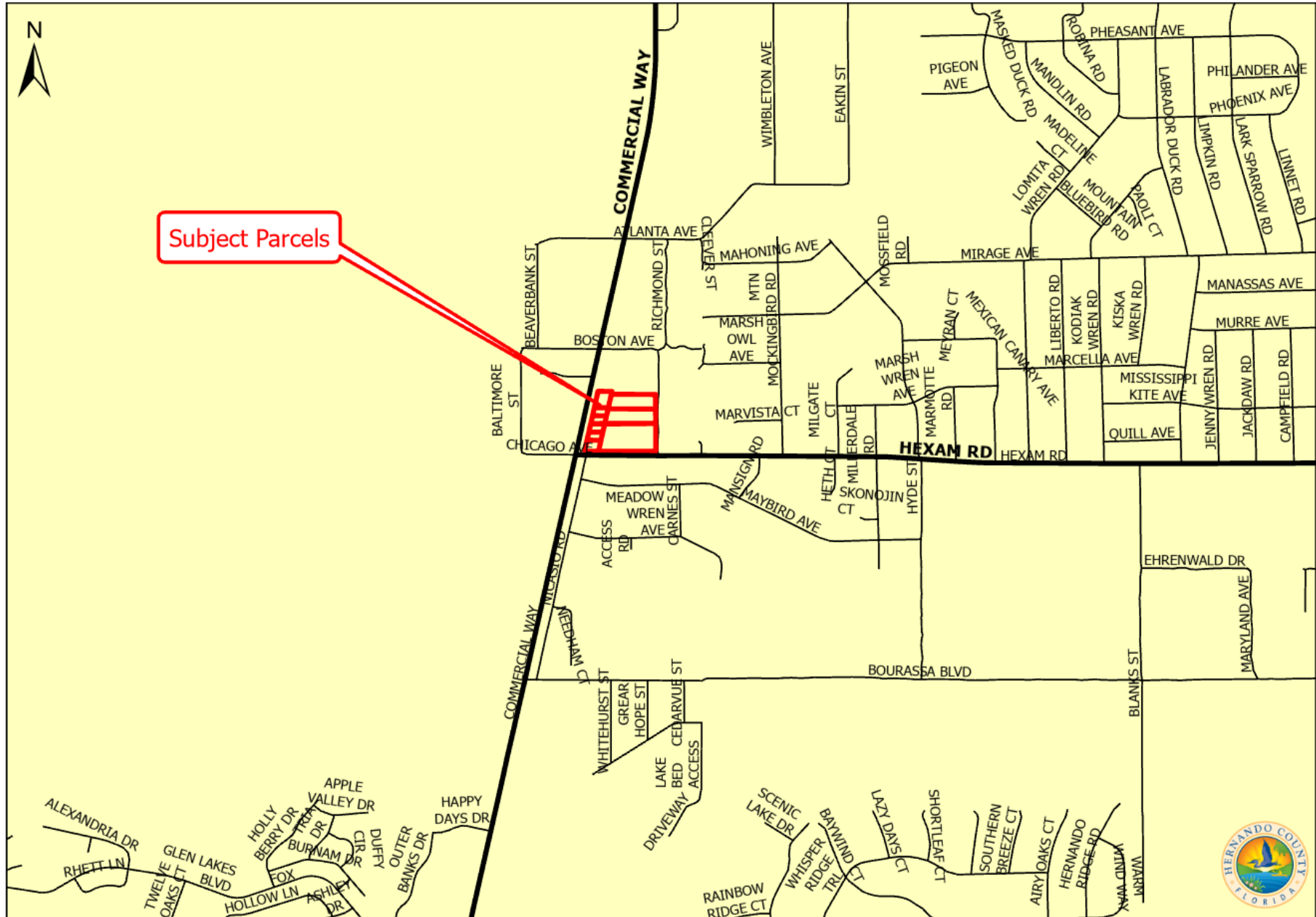
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.



Not to Scale.

H-26-05 Area Map

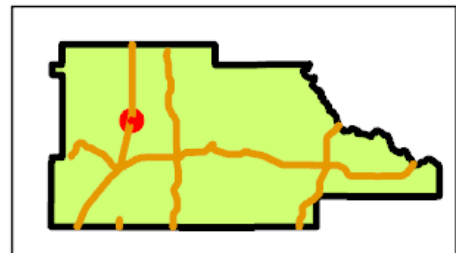
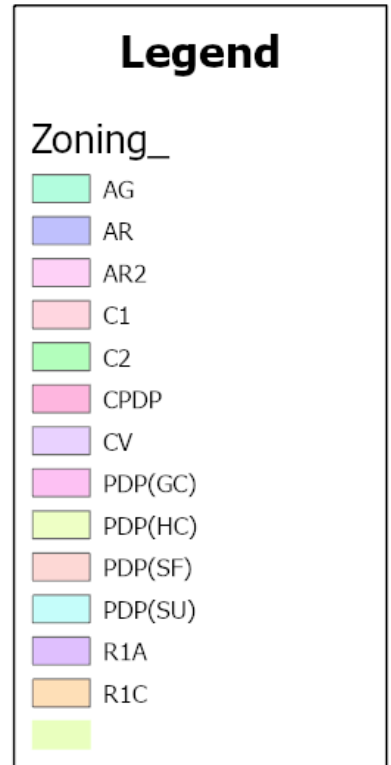
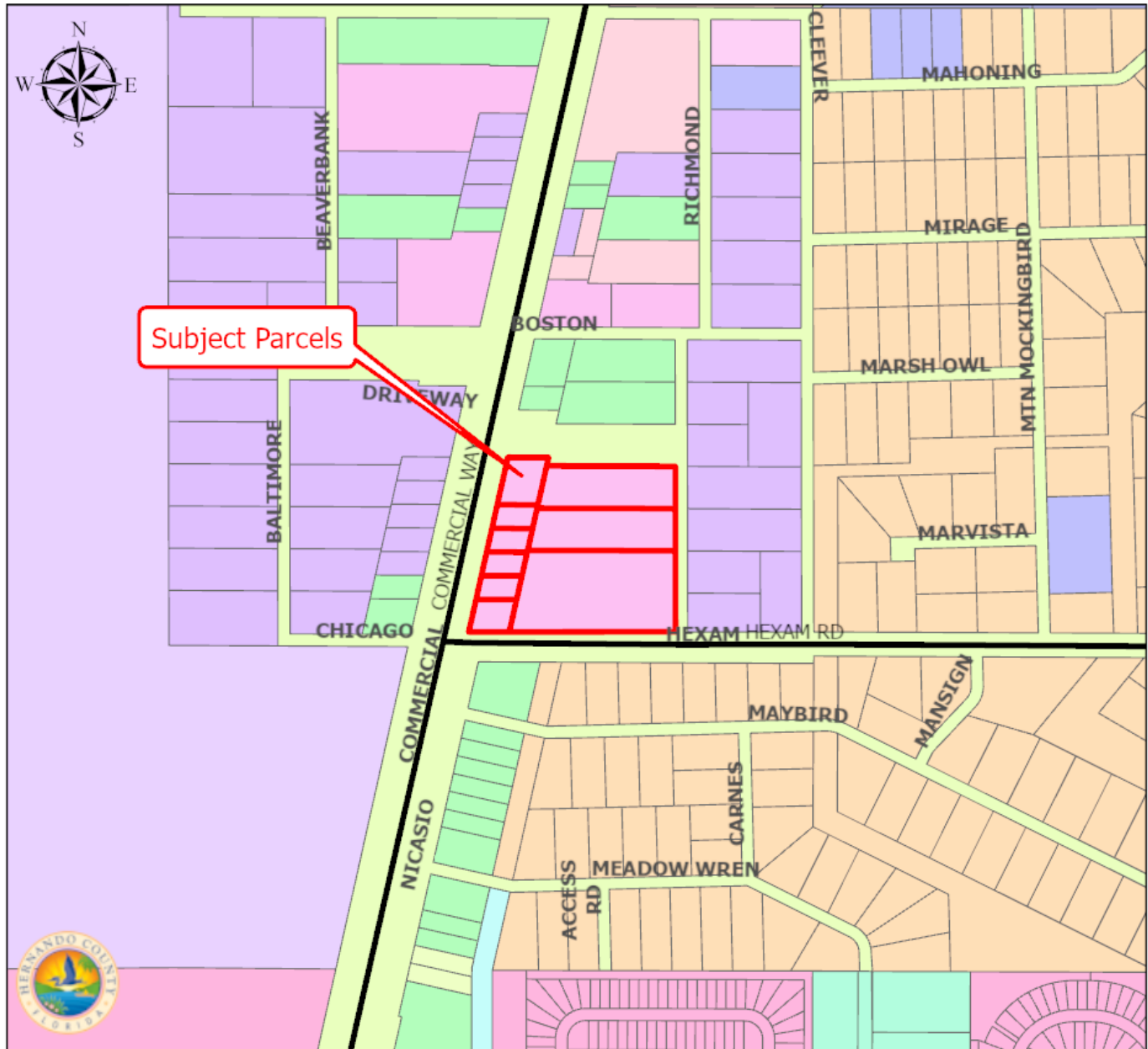
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

H-26-05 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.





Planning & Zoning Commission

Meeting: 06/08/2026
Department: Planning
Prepared By: Victoria Via
Initiator: Omar DePablo
DOC ID: 17542
Legal Request Number:
Bid/Contract Number:

AGENDA ITEM

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.

Public Hearing History:

On May 11, 2026, the Planning and Zoning Commission voted 3-0 to postpone the applicants request to rezone from AG (Agricultural) to PDP(GC)/ Planned Development Project (General Commercial) with specific C-4 uses to a date uncertain.

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	05/20/2026	1:49 PM
Natasha Lopez Perez	Approved	05/20/2026	2:19 PM
Toni Brady	Approved	05/20/2026	3:49 PM
Victoria Via	Approved	05/21/2026	7:35 AM



STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 11, 2026
Planning & Zoning Commission: June 08, 2026
Board of County Commissioners: August 4, 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.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On May 9, 2026, the Planning and Zoning Commission voted 3-0 to postpone the applicants request to rezone from C1 to PDP(GC) with a Specific C-2 use for outdoor storage to a date uncertain.

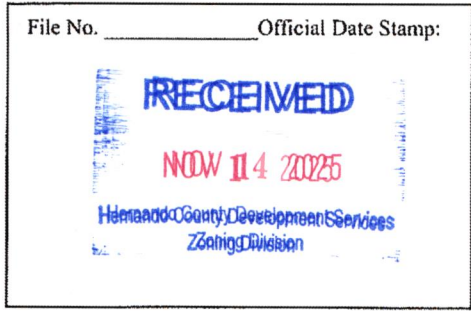
HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning [] Standard [x] 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: dlaw@johnstonlaw.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 23 S, RANGE 21 E
3. Current zoning classification: AG
4. Desired zoning classification: PDP-6C 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 [x] No
8. Will expert witness(es) be utilized during the public hearings? [x] Yes [] No (If yes, identify on an attached list.)
9. Will additional time be required during the public hearing(s) and how much? [x] Yes [] No (Time needed: 10 minutes extra)

PROPERTY OWNER AFFIDAVIT

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
[x] I am the owner of the property and am authorizing (applicant): Darryl W. Johnston, Johnston Law Group, P.A.
and (representative, if applicable): Darryl W. Johnston, Johnston Law Group, P.A.
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 7th day of November, 2025, by Bonnie Williams who is personally known to me or produced FL Drivers License as identification.

Jeresa Brown
Signature of Notary Public



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

Notary Seal/Stamp

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

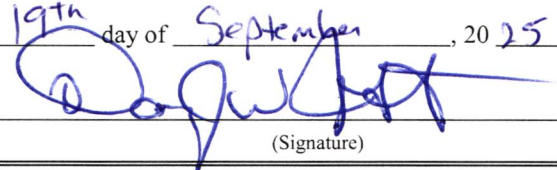
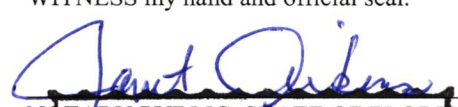
This rezoning to PDP(GC) with a specific C-4 use for a batch plant is consistent with the County's comprehensive plan and is compatible with the surrounding land uses. We request approval of this rezoning as stated above.

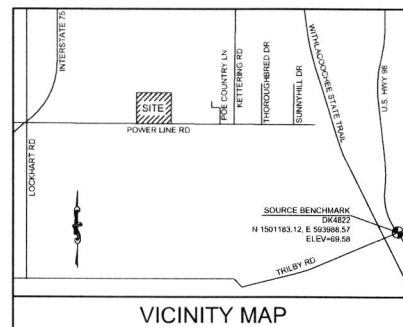
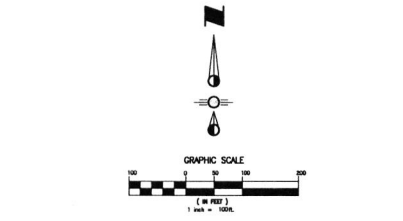
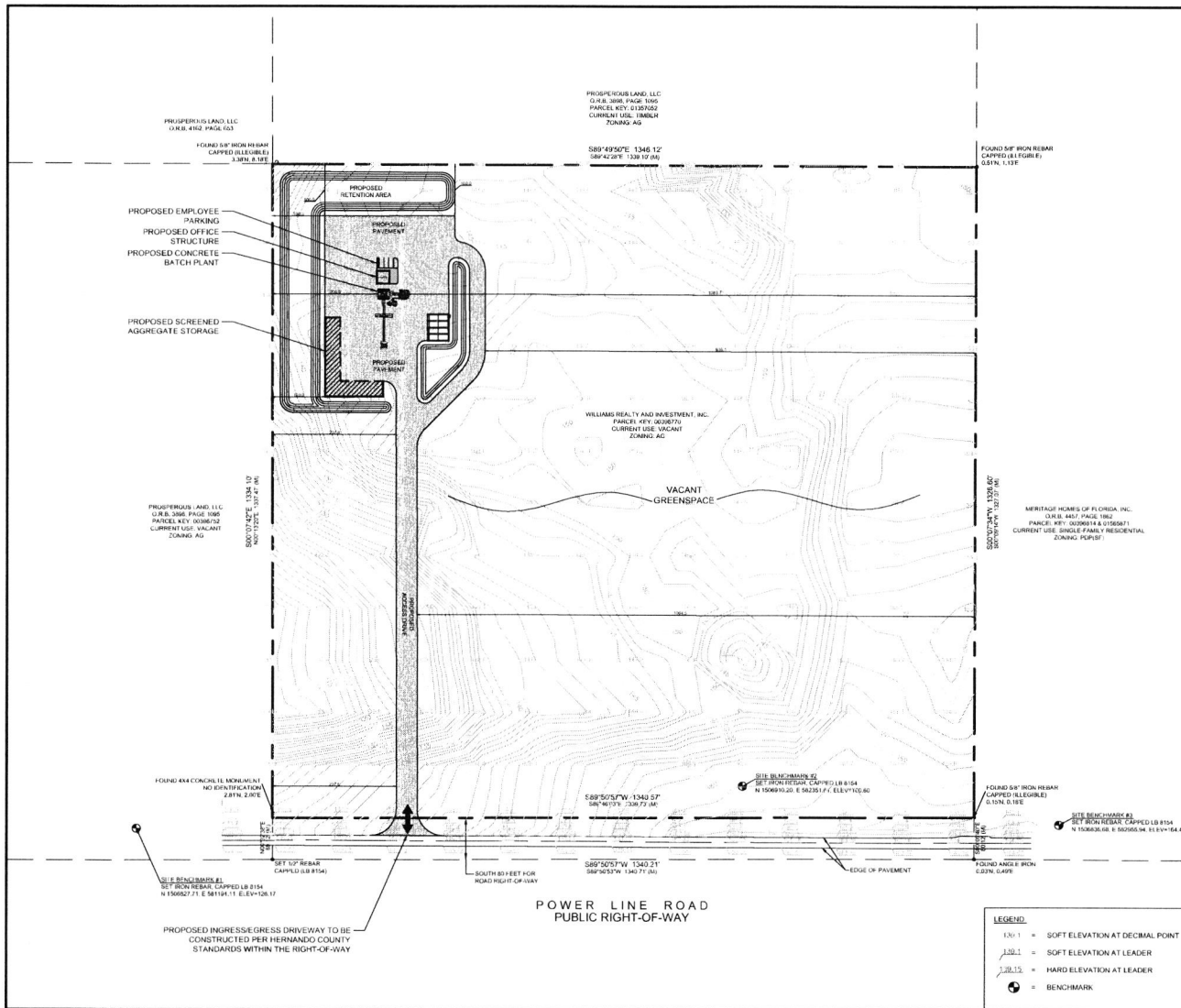
AFFECTED HOMEOWNERS ASSOCIATION (HOA)
CONTACT AFFIDAVIT

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: <u>Williams Realty and Investments, Inc.</u>	
File Number: _____	
Before me, the undersigned authority, personally appeared <u>Darryl W. Johnston</u> (Print or Type Name)	
who, being duly sworn deposes and says that the affected HOA named below has been contacted pursuant to Board of County Commissioner's Policy No. 37-01	
HOA Name: <u>Meritage Homes -</u>	
Contact Person: <u>Tyler Vansant</u>	
I met ^{communicated} with the affected HOA on this the <u>19th</u> day of <u>September</u> , 20 <u>25</u>	
 (Signature)	
State of Florida	On this the <u>6</u> day of <u>November</u> , 20 <u>25</u> before me,
County of Hernando	the undersigned Notary Public of the State of Florida, personally appeared
NOTARY PUBLIC SEAL OF OFFICE:	<u>Darryl W. Johnston</u> (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 Janet Aikens My Commission HH 298437 Expires 8/10/2028 (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.



SITE DATA TABLE	
TOTAL SITE AREA	38.6 ACRES (1,679,644 SF)
TOTAL PROJECT AREA	4 ACRES (173,600 SF)
PARCEL KEY	8080270
PARCEL #	801 02 21 0000 8010 0000
EXISTING ZONING CLASSIFICATION	AG, PDP
PROPOSED ZONING CLASSIFICATION	VACANT
EXISTING LAND USE	VACANT
PROPOSED LAND USE	CONCRETE BATCH PLANT
FLOODZONE	"X" PER PARCEL NO. 12003031/ED EFF. 2/22/12
BUILDING SETBACKS:	
FRONT	15'-1"
REAR	20'-1"
SIDE	33'-1"

LEGAL DESCRIPTION

THE SOUTHWEST 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.

- LEGEND**
- 131.1 = SOFT ELEVATION AT DECIMAL POINT
 - 130.1 = SOFT ELEVATION AT LEADER
 - 128.12 = HARD ELEVATION AT LEADER
 - ⊕ = BENCHMARK

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

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

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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,
Tuwana O'Neal
5313 Fez Ct
Brooksville, FL 34602

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Formal Opposition – Rezoning Petition H-26-03 (Concrete Batch Plant, Power Line Road)
Date: Friday, May 8, 2026 9:29:17 AM



Carrie L. Cline | Planner I

Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 ext. 28020

Email: ccline@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

NOTICE: As we transition to the new *Tyler Enterprise Permitting and Licensing system*, there will be a temporary period of modified permitting operations.

Modified operations will be in place from the end of business day **February 10, 2026, through March 2, 2026**, during which, the prior electronic software will be disabled.

We appreciate your patience as we work through the anticipated high volume of calls and emails during this period and as we roll out the new software.

For more information, please see the Media Release notice on our websites and County social media accounts or found at this website: <https://www.hernandocounty.us/news/posts/tyler-enterprise-permitting-and-licensing-system/>.

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From: Julie McCoy <jmcoy2@gmail.com>
Sent: Friday, May 8, 2026 8:19 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Formal Opposition – Rezoning Petition H-26-03 (Concrete Batch Plant, Power Line Road)

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Dear Members of the Planning and Zoning Commission,

I respectfully submit this formal objection to **Rezoning Petition H-26-03**, filed by Williams Realty and Investments Inc., seeking to rezone property on Power Line Road from **AG (Agricultural) to PDP(GC) with C-4 uses** to allow a **concrete batch plant**.

After reviewing the Staff Report and applicable Comprehensive Plan provisions, I have significant concerns that the recommendation for approval is **not supported by competent substantial evidence**, and that the proposal **does not meet the required criteria for consistency, compatibility, or infrastructure adequacy**.

1. The staff report concludes that the proposed use is "consistent" with the I-75/SR-50 Planned Development District (PDD) based primarily on generalized economic development objectives.

However, this conclusion reflects a **misapplication of the governing standard**.

While the PDD allows for a mix of industrial and commercial uses, it does so **only within a coordinated, master-planned framework** that includes:

- Integrated land use patterns
- Coordinated transportation networks
- Planned infrastructure (water, wastewater, and services)
- Development contributing to a cohesive "sense of place"

The current proposal **does not satisfy these requirements**:

- It is a **standalone 5-acre industrial use**, not part of an integrated development system
- The staff report provides **no analysis of frontage roads, access coordination, or MPO transportation planning**, despite PDD requirements
- Critically, the report acknowledges that **water and wastewater services are not available to the parcel**

A development cannot be considered consistent with the PDD when required infrastructure planning is absent.

2. The staff report relies heavily on a **1,100-foot separation distance** to justify compatibility with nearby residential zoning

This conclusion is not supported by substantial analysis.

A concrete batch plant is a **high-intensity industrial use** characterized by:

- Heavy truck traffic (cement mixers, aggregate hauling)
- Dust emissions and airborne particulates
- Continuous operational noise

Despite this, the proposal includes:

- **20-foot buffers** on all sides
- A minimum **5- to 8-foot screen or hedge**

These measures are fundamentally inadequate for an industrial use of this magnitude adjacent to residential developments with thousands of homes, future planned school, and agricultural.

Compatibility requires more than distance—it requires **demonstrable mitigation of operational impacts**, which is not present in the record.

3. The Engineering Review states:

“The petitioner **may be required** to submit a traffic analysis... at site development permitting.”

This is a significant procedural and potentially legal defect.

- Traffic is a **core rezoning consideration**
- A concrete batch plant will generate **substantial heavy vehicle traffic**
- Power Line Road is not demonstrated to be capable of **supporting that volume**

Deferring traffic analysis to a later stage:

- Prevents proper evaluation at the rezoning phase
- Eliminates meaningful public review
- Leaves the Commission without **competent substantial evidence**

4. The report confirms utilities are not available, yet still supports approval.

In addition:

- No meaningful **analysis of air quality, dust, or health impacts is provided**
- Key issues are deferred to future permitting

Rezoning decisions should not rely on speculative future mitigation.

For the reasons outlined above, the record does not support a finding that this rezoning:

- Is consistent with the Comprehensive Plan
- Meets the requirements of the I-75/SR-50 PDD

- Adequately addresses **compatibility, infrastructure, or environmental impacts**

Accordingly, I respectfully request that the Planning and Zoning Commission:

Recommend DENIAL of Rezoning Petition H-26-03.

Respectfully,

Julie McCoy

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Opposition to Rezoning Request- Case No. H-26-03 (Power Line Road)
Date: Friday, May 8, 2026 9:29:53 AM



Carrie L. Cline | Planner I

Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 ext. 28020

Email: ccline@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

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From: jennifer trout <jenniferltrout@hotmail.com>
Sent: Thursday, May 7, 2026 1:06 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 Hernando County Planning & Zoning Commission,

I am writing to formally express my opposition to the rezoning request for the property located on Power Line Road, referenced as **Case No. H-26-03**.

After reviewing the proposed changes, I have several concerns regarding the impact this rezoning could have on our community:

1. **Traffic and Safety:** Rezoning may significantly increase traffic volume on Power Line Road, which is not currently designed to safely accommodate additional vehicles. This raises concerns about potential accidents and overall safety for residents and commuters.
2. **Environmental Impact:** The proposed rezoning may negatively affect local ecosystems, including nearby wetlands and wildlife habitats. Maintaining the current zoning helps protect these natural resources, which are vital for environmental sustainability.
3. **Community Character:** The requested zoning change is inconsistent with the existing residential and rural character of the neighborhood. Rezoning could set a precedent for future developments that are incompatible with the surrounding area.
4. **Property Values:** Increased development and the potential for higher-density usage may adversely affect property values for existing homeowners in the vicinity.

For these reasons, I respectfully request that the Commission **deny the rezoning request** and maintain the current zoning designation for the Power Line Road property. Protecting the safety, environment, and character of our community should remain a priority.

Thank you for your time and consideration of my comments. I urge the Commission to carefully weigh the potential impacts on residents and the broader community before making any zoning changes.

Sincerely,

Dr. Jennifer L. Trout

Brooksville, FL 34602

jenniferltrout@hotmail.com

(813) 215-0459

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: oppose the planning and rezoning. Power line Road!
Date: Monday, May 11, 2026 7:14:55 AM

From: Allen McCoy <amdeerhead50@gmail.com>
Sent: Saturday, May 9, 2026 4:07 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: oppose the planning and rezoning. 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 Members of the Planning and Zoning Commission,

I respectfully oppose Rezoning Petition H-26-03, which seeks to allow a concrete batch plant on Power Line Road.

Based on the staff report, the recommendation for approval is not supported by sufficient analysis and does not demonstrate consistency with the Comprehensive Plan or the I-75/SR-50 Planned Development District (PDD).

The staff concludes the use is “consistent” with the PDD based on general economic development goals. However, the PDD requires coordinated, master-planned development with integrated infrastructure, transportation planning, and a cohesive “sense of place.”

This proposal is a standalone industrial use, with:

No transportation network coordination

No frontage road or access analysis

No available water or wastewater service

These deficiencies are inconsistent with PDD requirements.

A concrete batch plant is a high-intensity industrial use involving heavy truck traffic,

dust, and noise.

The staff report relies primarily on distance, but proposes only:

20-foot buffers

Minimal screening

These measures do not adequately mitigate impacts to nearby residential communities

Traffic impacts must be evaluated at the rezoning stage. Deferring this analysis leaves the Commission without adequate evidence to assess roadway capacity and safety, particularly given the expected heavy truck activity. Power Line Road is not capable of supporting the volume and is currently in disrepair from heavy use trucks due to the sand mines.

The report confirms utilities are not available, yet still supports approval. In addition, there is no meaningful analysis of air quality, dust, or health impacts provided. This omission is significant. Scientific research has established that concrete and cement operations generate fine particulate matter (PM2.5 and PM10) and respirable crystalline silica. The U.S. Environm

Sincerely concerned neighbor watch.

Trying to protect my family because this decision will have generational consequences that may become deadly overtime.

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: OpposingCase # H-26-03 Rezoning of Agriculture to General Commercial
Date: Monday, May 11, 2026 7:14:48 AM

From: Tammaty Leggett <tamaty1970@gmail.com>
Sent: Sunday, May 10, 2026 9:21 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>; Tammaty Leggett <tamaty1970@gmail.com>; Gerald Thompson <grthompson731@gmail.com>
Subject: OpposingCase # H-26-03 Rezoning of Agriculture to General Commercial

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,

Please accept this email as our official opposing of rezoning this area from agricultural to general commercial.

We would like to keep our neighborhood safe.

Thank you,

Mr. & Mrs. Gerald Thompson

Benton Hills Residents

Brooksville, FL 34602

8135077495

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Opposition- Rezoning petition H-26-03 (POWER LINE ROAD)
Date: Monday, May 11, 2026 7:15:01 AM

From: Allen McCoy <amdeerhead50@gmail.com>
Sent: Saturday, May 9, 2026 1:25 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition- Rezoning petition H-26-03 (POWER LINE ROAD)

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Dear Members of the Planning and Zoning Commission,

I respectfully oppose Rezoning Petition H-26-03, which seeks to allow a concrete batch plant on Power Line Road.

Based on the staff report, the recommendation for approval is not supported by sufficient analysis and does not demonstrate consistency with the Comprehensive Plan or the I-75/SR-50 Planned Development District (PDD).

The staff concludes the use is “consistent” with the PDD based on general economic development goals. However, the PDD requires coordinated, master-planned development with integrated infrastructure, transportation planning, and a cohesive “sense of place.”

This proposal is a standalone industrial use, with:

No transportation network coordination

No frontage road or access analysis

No available water or wastewater service

These deficiencies are inconsistent with PDD requirements.

A concrete batch plant is a high-intensity industrial use involving heavy truck traffic, dust, and noise.

The staff report relies primarily on distance, but proposes only:

20-foot buffers

Minimal screening

These measures do not adequately mitigate impacts to nearby residential communities and future planned school.

The report states a traffic study “may be required” at a later stage.

Traffic impacts must be evaluated at the rezoning stage. Deferring this analysis leaves the Commission without adequate evidence to assess roadway capacity and safety, particularly given the expected heavy truck activity. Power Line Road is not capable of supporting the volume and is currently in disrepair from heavy use trucks due to the sand mines.

The report confirms utilities are not available, yet still supports approval. In addition, there is no meaningful analysis of air quality, dust, or health impacts provided. This omission is significant. Scientific research has established that concrete and cement operations generate fine particulate matter (PM2.5 and PM10) and respirable crystalline silica. The U.S. Environmental Protection Agency has identified particulate matter pollution as a contributor to serious health effects, including asthma, heart disease, and other respiratory conditions, with children and nearby residents being particularly vulnerable.

The staff report provides no site-specific analysis of dust dispersion, air quality impacts, or health risk mitigation. The absence of analysis prevents a finding that the proposed use is compatible with adjacent residential areas and future planned school or consistent with the County’s obligation to protect public health, safety, and welfare. The record does not support a finding that this rezoning is compatible, infrastructure-supported, or consistent with the Comprehensive Plan.

I respectfully request that the Planning and Zoning Commission:

Recommend DENIAL of Rezoning Petition H-26-03

Respectfully submitted,

Allen M

Power Line Road/Poe Country Lane

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: OBJECTION Case No. H-26-03
Date: Thursday, May 7, 2026 10:12:04 AM

From: Lauren Keeler <laurrenkeeler@gmail.com>
Sent: Wednesday, May 6, 2026 2:19 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: OBJECTION 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 the Hernando County Planning & Zoning Commission,

I am writing to respectfully oppose Case No. H-26-03, 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 use is not compatible with the existing and planned residential character of the surrounding area. Many families chose to live here because of the quieter rural environment, with lots of beautiful farmland, and approving this rezoning would permanently change the nature of our community.

I am especially concerned about the potential impacts on air quality, noise levels, traffic, and overall safety. Concrete batch plants generate cement dust, diesel exhaust, constant truck traffic, and industrial noise that can negatively affect nearby homes, schools, and families. Increased heavy truck activity on local roads could also create additional congestion, road wear, and safety concerns for residents.

In addition, I believe this development could negatively impact property values and reduce the quality of life for those living nearby. Once land is rezoned and industrial operations begin, those effects cannot easily be reversed.

While I understand the importance of growth and economic development in our county, I strongly believe this location is not appropriate for a heavy industrial operation.

Rather than approving industrial development at this location, I encourage the county and developers to consider alternatives that better fit the community, such as:

- Maintaining the agricultural zoning and preserving the rural character of the area
- Low-impact commercial development that serves local residents, such as small businesses, offices, or community-focused retail
- Green space, parks, or recreational facilities that benefit nearby neighborhoods
- Light commercial or business uses located farther away from residential homes and schools
- Industrial development placed in existing industrial zones where infrastructure and buffering

already exist

I respectfully ask the Planning & Zoning Commission to deny this rezoning request and help preserve the health, safety, and character of our community.

Thank you for your time and consideration.

Sincerely,

Lauren Keeler

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Formal Opposition – Rezoning Petition H-26-03 (Concrete Batch Plant, Power Line Road)
Date: Friday, May 8, 2026 9:29:17 AM



Carrie L. Cline | Planner I

Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 ext. 28020

Email: ccline@hernandocounty.us

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From: Julie McCoy <jmcoy2@gmail.com>
Sent: Friday, May 8, 2026 8:19 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Formal Opposition – Rezoning Petition H-26-03 (Concrete Batch Plant, Power Line Road)

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Dear Members of the Planning and Zoning Commission,

I respectfully submit this formal objection to **Rezoning Petition H-26-03**, filed by Williams Realty and Investments Inc., seeking to rezone property on Power Line Road from **AG (Agricultural) to PDP(GC) with C-4 uses** to allow a **concrete batch plant**.

After reviewing the Staff Report and applicable Comprehensive Plan provisions, I have significant concerns that the recommendation for approval is **not supported by competent substantial evidence**, and that the proposal **does not meet the required criteria for consistency, compatibility, or infrastructure adequacy**.

1. The staff report concludes that the proposed use is "consistent" with the I-75/SR-50 Planned Development District (PDD) based primarily on generalized economic development objectives.

However, this conclusion reflects a **misapplication of the governing standard**.

While the PDD allows for a mix of industrial and commercial uses, it does so **only within a coordinated, master-planned framework** that includes:

- Integrated land use patterns
- Coordinated transportation networks
- Planned infrastructure (water, wastewater, and services)
- Development contributing to a cohesive "sense of place"

The current proposal **does not satisfy these requirements**:

- It is a **standalone 5-acre industrial use**, not part of an integrated development system
- The staff report provides **no analysis of frontage roads, access coordination, or MPO transportation planning**, despite PDD requirements
- Critically, the report acknowledges that **water and wastewater services are not available to the parcel**

A development cannot be considered consistent with the PDD when required infrastructure planning is absent.

2. The staff report relies heavily on a **1,100-foot separation distance** to justify compatibility with nearby residential zoning

This conclusion is not supported by substantial analysis.

A concrete batch plant is a **high-intensity industrial use** characterized by:

- Heavy truck traffic (cement mixers, aggregate hauling)
- Dust emissions and airborne particulates
- Continuous operational noise

Despite this, the proposal includes:

- **20-foot buffers** on all sides
- A minimum **5- to 8-foot screen or hedge**

These measures are fundamentally inadequate for an industrial use of this magnitude adjacent to residential developments with thousands of homes, future planned school, and agricultural.

Compatibility requires more than distance—it requires **demonstrable mitigation of operational impacts**, which is not present in the record.

3. The Engineering Review states:

“The petitioner **may be required** to submit a traffic analysis... at site development permitting.”

This is a significant procedural and potentially legal defect.

- Traffic is a **core rezoning consideration**
- A concrete batch plant will generate **substantial heavy vehicle traffic**
- Power Line Road is not demonstrated to be capable of **supporting that volume**

Deferring traffic analysis to a later stage:

- Prevents proper evaluation at the rezoning phase
- Eliminates meaningful public review
- Leaves the Commission without **competent substantial evidence**

4. The report confirms utilities are not available, yet still supports approval.

In addition:

- No meaningful **analysis of air quality, dust, or health impacts is provided**
- Key issues are deferred to future permitting

Rezoning decisions should not rely on speculative future mitigation.

For the reasons outlined above, the record does not support a finding that this rezoning:

- Is consistent with the Comprehensive Plan
- Meets the requirements of the I-75/SR-50 PDD

- Adequately addresses **compatibility, infrastructure, or environmental impacts**

Accordingly, I respectfully request that the Planning and Zoning Commission:

Recommend DENIAL of Rezoning Petition H-26-03.

Respectfully,

Julie McCoy

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Opposition to Rezoning Request- Case No. H-26-03 (Power Line Road)
Date: Friday, May 8, 2026 9:29:53 AM



Carrie L. Cline | Planner I

Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 ext. 28020

Email: ccline@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

NOTICE: As we transition to the new *Tyler Enterprise Permitting and Licensing system*, there will be a temporary period of modified permitting operations.

Modified operations will be in place from the end of business day **February 10, 2026, through March 2, 2026**, during which, the prior electronic software will be disabled.

We appreciate your patience as we work through the anticipated high volume of calls and emails during this period and as we roll out the new software.

For more information, please see the Media Release notice on our websites and County social media accounts or found at this website: <https://www.hernandocounty.us/news/posts/tyler-enterprise-permitting-and-licensing-system/>.

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

From: jennifer trout <jenniferltrout@hotmail.com>
Sent: Thursday, May 7, 2026 1:06 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 Hernando County Planning & Zoning Commission,

I am writing to formally express my opposition to the rezoning request for the property located on Power Line Road, referenced as **Case No. H-26-03**.

After reviewing the proposed changes, I have several concerns regarding the impact this rezoning could have on our community:

- 1. Traffic and Safety:** Rezoning may significantly increase traffic volume on Power Line Road, which is not currently designed to safely accommodate additional vehicles. This raises concerns about potential accidents and overall safety for residents and commuters.
- 2. Environmental Impact:** The proposed rezoning may negatively affect local ecosystems, including nearby wetlands and wildlife habitats. Maintaining the current zoning helps protect these natural resources, which are vital for environmental sustainability.
- 3. Community Character:** The requested zoning change is inconsistent with the existing residential and rural character of the neighborhood. Rezoning could set a precedent for future developments that are incompatible with the surrounding area.
- 4. Property Values:** Increased development and the potential for higher-density usage may adversely affect property values for existing homeowners in the vicinity.

For these reasons, I respectfully request that the Commission **deny the rezoning request** and maintain the current zoning designation for the Power Line Road property. Protecting the safety, environment, and character of our community should remain a priority.

Thank you for your time and consideration of my comments. I urge the Commission to carefully weigh the potential impacts on residents and the broader community before making any zoning changes.

Sincerely,

Dr. Jennifer L. Trout

Brooksville, FL 34602

jenniferltrout@hotmail.com

(813) 215-0459

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: oppose the planning and rezoning. Power line Road!
Date: Monday, May 11, 2026 7:14:55 AM

From: Allen McCoy <amdeerhead50@gmail.com>
Sent: Saturday, May 9, 2026 4:07 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: oppose the planning and rezoning. 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 Members of the Planning and Zoning Commission,

I respectfully oppose Rezoning Petition H-26-03, which seeks to allow a concrete batch plant on Power Line Road.

Based on the staff report, the recommendation for approval is not supported by sufficient analysis and does not demonstrate consistency with the Comprehensive Plan or the I-75/SR-50 Planned Development District (PDD).

The staff concludes the use is “consistent” with the PDD based on general economic development goals. However, the PDD requires coordinated, master-planned development with integrated infrastructure, transportation planning, and a cohesive “sense of place.”

This proposal is a standalone industrial use, with:

No transportation network coordination

No frontage road or access analysis

No available water or wastewater service

These deficiencies are inconsistent with PDD requirements.

A concrete batch plant is a high-intensity industrial use involving heavy truck traffic,

dust, and noise.

The staff report relies primarily on distance, but proposes only:

20-foot buffers

Minimal screening

These measures do not adequately mitigate impacts to nearby residential communities

Traffic impacts must be evaluated at the rezoning stage. Deferring this analysis leaves the Commission without adequate evidence to assess roadway capacity and safety, particularly given the expected heavy truck activity. Power Line Road is not capable of supporting the volume and is currently in disrepair from heavy use trucks due to the sand mines.

The report confirms utilities are not available, yet still supports approval. In addition, there is no meaningful analysis of air quality, dust, or health impacts provided. This omission is significant. Scientific research has established that concrete and cement operations generate fine particulate matter (PM2.5 and PM10) and respirable crystalline silica. The U.S. Environm

Sincerely concerned neighbor watch.

Trying to protect my family because this decision will have generational consequences that may become deadly overtime.

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: OpposingCase # H-26-03 Rezoning of Agriculture to General Commercial
Date: Monday, May 11, 2026 7:14:48 AM

From: Tammaty Leggett <tamaty1970@gmail.com>
Sent: Sunday, May 10, 2026 9:21 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>; Tammaty Leggett <tamaty1970@gmail.com>; Gerald Thompson <grthompson731@gmail.com>
Subject: OpposingCase # H-26-03 Rezoning of Agriculture to General Commercial

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,
Please accept this email as our official opposing of rezoning this area from agricultural to general commercial.
We would like to keep our neighborhood safe.

Thank you,
Mr. & Mrs. Gerald Thompson
Benton Hills Residents
Brooksville, FL 34602
8135077495

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Opposition- Rezoning petition H-26-03 (POWER LINE ROAD)
Date: Monday, May 11, 2026 7:15:01 AM

From: Allen McCoy <amdeerhead50@gmail.com>
Sent: Saturday, May 9, 2026 1:25 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition- Rezoning petition 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 Members of the Planning and Zoning Commission,

I respectfully oppose Rezoning Petition H-26-03, which seeks to allow a concrete batch plant on Power Line Road.

Based on the staff report, the recommendation for approval is not supported by sufficient analysis and does not demonstrate consistency with the Comprehensive Plan or the I-75/SR-50 Planned Development District (PDD).

The staff concludes the use is “consistent” with the PDD based on general economic development goals. However, the PDD requires coordinated, master-planned development with integrated infrastructure, transportation planning, and a cohesive “sense of place.”

This proposal is a standalone industrial use, with:

No transportation network coordination

No frontage road or access analysis

No available water or wastewater service

These deficiencies are inconsistent with PDD requirements.

A concrete batch plant is a high-intensity industrial use involving heavy truck traffic, dust, and noise.

The staff report relies primarily on distance, but proposes only:

20-foot buffers

Minimal screening

These measures do not adequately mitigate impacts to nearby residential communities and future planned school.

The report states a traffic study “may be required” at a later stage.

Traffic impacts must be evaluated at the rezoning stage. Deferring this analysis leaves the Commission without adequate evidence to assess roadway capacity and safety, particularly given the expected heavy truck activity. Power Line Road is not capable of supporting the volume and is currently in disrepair from heavy use trucks due to the sand mines.

The report confirms utilities are not available, yet still supports approval. In addition, there is no meaningful analysis of air quality, dust, or health impacts provided. This omission is significant. Scientific research has established that concrete and cement operations generate fine particulate matter (PM2.5 and PM10) and respirable crystalline silica. The U.S. Environmental Protection Agency has identified particulate matter pollution as a contributor to serious health effects, including asthma, heart disease, and other respiratory conditions, with children and nearby residents being particularly vulnerable.

The staff report provides no site-specific analysis of dust dispersion, air quality impacts, or health risk mitigation. The absence of analysis prevents a finding that the proposed use is compatible with adjacent residential areas and future planned school or consistent with the County’s obligation to protect public health, safety, and welfare. The record does not support a finding that this rezoning is compatible, infrastructure-supported, or consistent with the Comprehensive Plan.

I respectfully request that the Planning and Zoning Commission:

Recommend DENIAL of Rezoning Petition H-26-03

Respectfully submitted,

Allen M

Power Line Road/Poe Country Lane

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: OBJECTION Case No. H-26-03
Date: Thursday, May 7, 2026 10:12:04 AM

From: Lauren Keeler <laurrenkeeler@gmail.com>
Sent: Wednesday, May 6, 2026 2:19 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: OBJECTION 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 the Hernando County Planning & Zoning Commission,

I am writing to respectfully oppose Case No. H-26-03, 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 use is not compatible with the existing and planned residential character of the surrounding area. Many families chose to live here because of the quieter rural environment, with lots of beautiful farmland, and approving this rezoning would permanently change the nature of our community.

I am especially concerned about the potential impacts on air quality, noise levels, traffic, and overall safety. Concrete batch plants generate cement dust, diesel exhaust, constant truck traffic, and industrial noise that can negatively affect nearby homes, schools, and families. Increased heavy truck activity on local roads could also create additional congestion, road wear, and safety concerns for residents.

In addition, I believe this development could negatively impact property values and reduce the quality of life for those living nearby. Once land is rezoned and industrial operations begin, those effects cannot easily be reversed.

While I understand the importance of growth and economic development in our county, I strongly believe this location is not appropriate for a heavy industrial operation.

Rather than approving industrial development at this location, I encourage the county and developers to consider alternatives that better fit the community, such as:

- Maintaining the agricultural zoning and preserving the rural character of the area
- Low-impact commercial development that serves local residents, such as small businesses, offices, or community-focused retail
- Green space, parks, or recreational facilities that benefit nearby neighborhoods
- Light commercial or business uses located farther away from residential homes and schools
- Industrial development placed in existing industrial zones where infrastructure and buffering

already exist

I respectfully ask the Planning & Zoning Commission to deny this rezoning request and help preserve the health, safety, and character of our community.

Thank you for your time and consideration.

Sincerely,

Lauren Keeler

H-26-03 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.

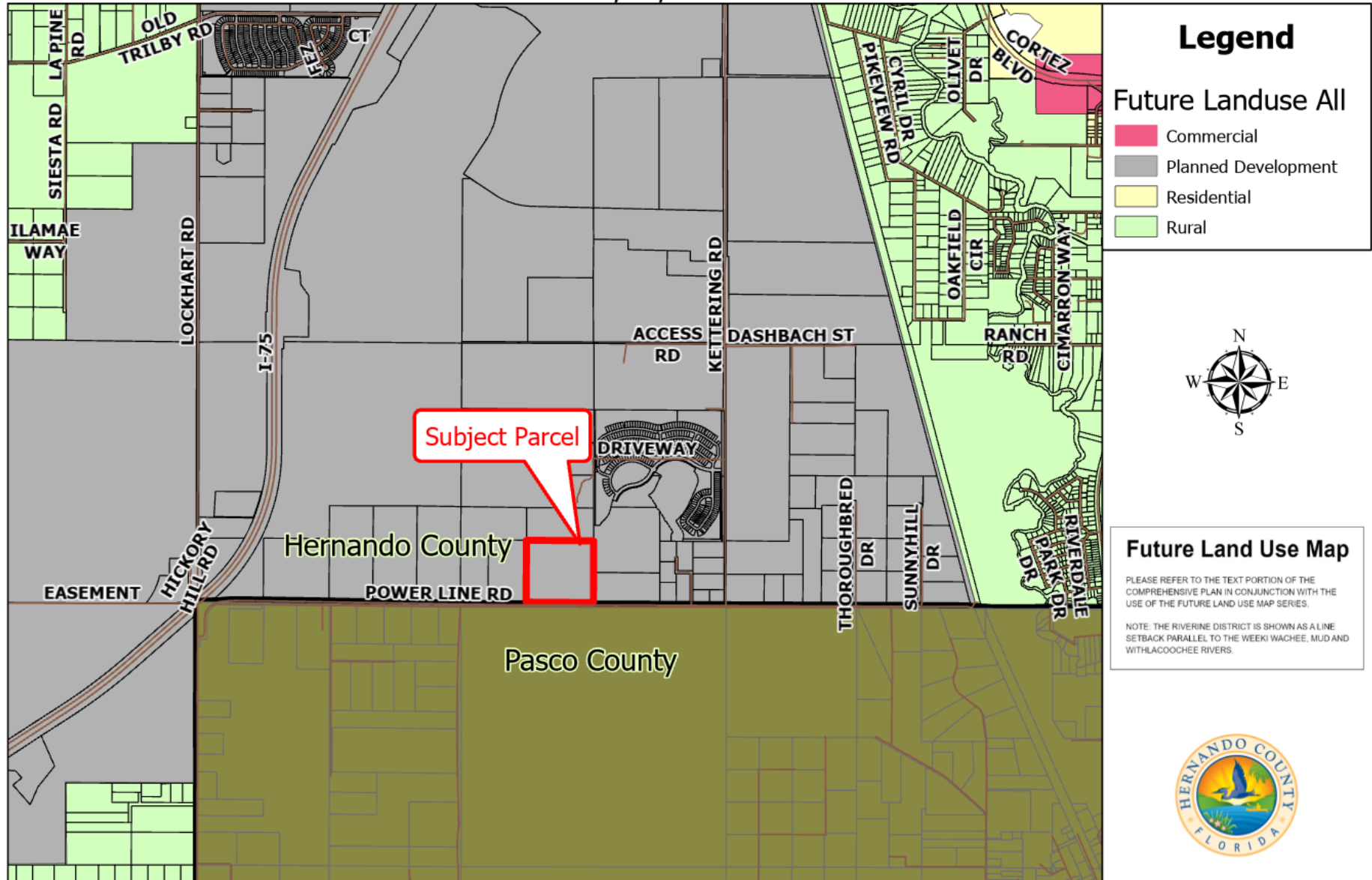


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-26-03

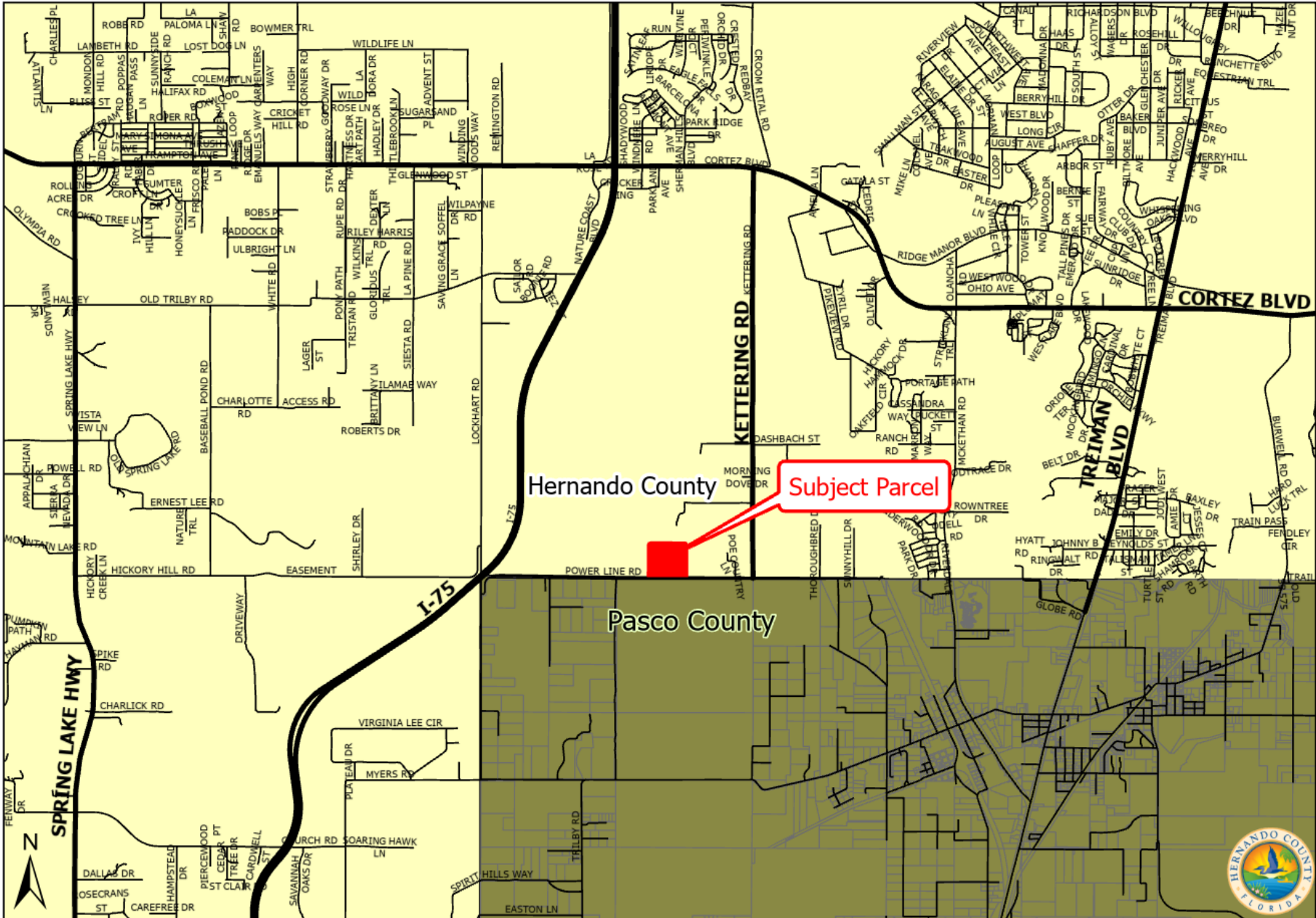
Version Date: 5/11/2026



Not to Scale.

H-26-03 Area Map

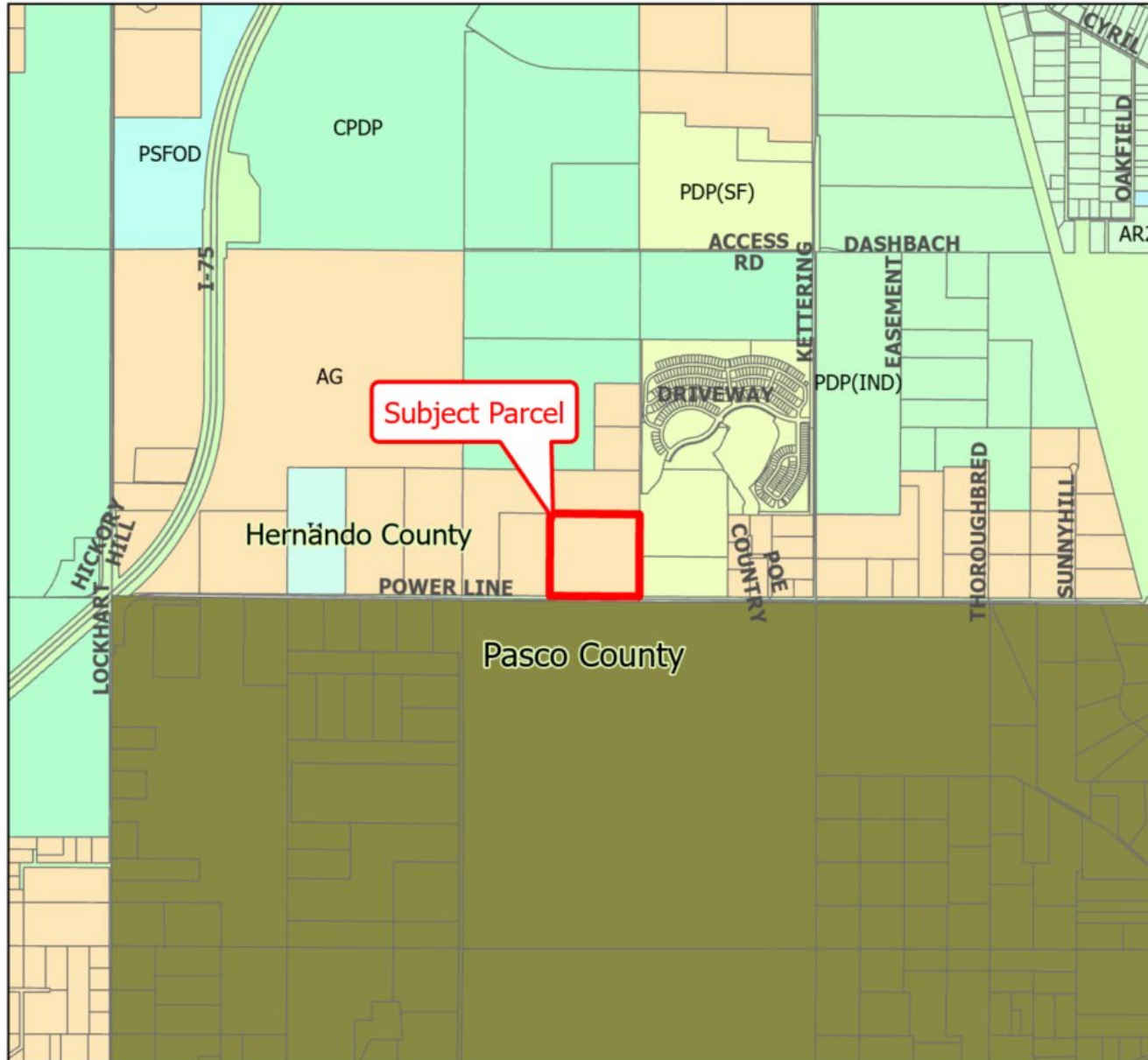
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Not to Scale.

H-26-03 Zoning Map

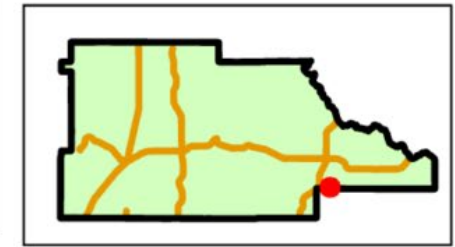
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



Legend

Zoning_

- <Null>
- AG
- AR2
- CPDP
- I1
- PDP(IND)
- PDP(SF)
- PSFOD



Hernando County Tech GIS
with Hernando County Planning Department
Project date: June 8, 2026

Not to Scale.



AGENDA ITEM

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.

Public Hearing History:

On May 11, 2026, the Planning and Zoning Commission voted 3-0 to postpone the applicants request to rezone from C1 to PDP(GC) with a Specific C-2 use for outdoor storage to the June 8, 2026, Planning and Zoning meeting with the applicant bearing all re-advertising costs.

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	05/20/2026	2:01 PM
Natasha Lopez Perez	Approved	05/20/2026	2:15 PM
Toni Brady	Approved	05/20/2026	3:45 PM
Victoria Via	Approved	05/21/2026	7:35 AM



STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 11, 2026
Planning & Zoning Commission: June 08, 2026
Board of County Commissioners: August 4, 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. Minimum 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.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On May 11, 2026, the Planning and Zoning Commission voted 3-0 to postpone the applicants request to rezone from C1 to PDP(GC) with a Specific C-2 use for outdoor storage to the June 8, 2026, Planning and Zoning meeting with the applicant bearing all re-advertising costs.

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: 1925 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 [X] 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: PDX(GC) PLANNED Development Project (General Commercial) C2
5. Size of area covered by application: 1.5 ACRES (65,747 sq ft)
6. Highway and street boundaries: CITRUS WAY & CENTRALIA RD OUTDOOR STORAGE
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 AFFIDAVIT

I, Robert Vaughan, 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):

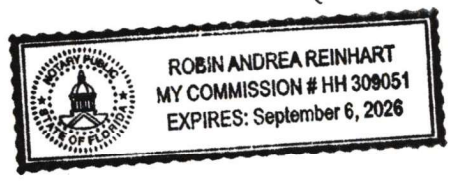
- [X] I am the owner of the property and am making this application OR
[] I am the owner of the property and am authorizing (applicant):
and (representative, if applicable):
to submit an application for the described property.

R Vaughan
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 Vaughan who is personally known to me or produced as identification.

Robin Reinhart
Signature of Notary Public



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 equipment. 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.



<p>Legend</p> <ul style="list-style-type: none"> Property Boundary (Approx. 1.51 ac) Wetlands (0.0 ac) Upland (Approx. 1.51 ac) ◆ Potentially Occupied Gopher Tortoise Burrow (1) 	<p>100 50 0 100</p> <p>1 inch equals 100 feet 1:1,200 Scale</p>	<p>N</p>
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	<p>Wetland Flagging Map Land Supplier LLC - 0 Citrus Way RE # R36 221 18 3703 0000 0150</p> <p>Brooksville, Hernando County, Florida</p>	<p>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.</p>
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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.

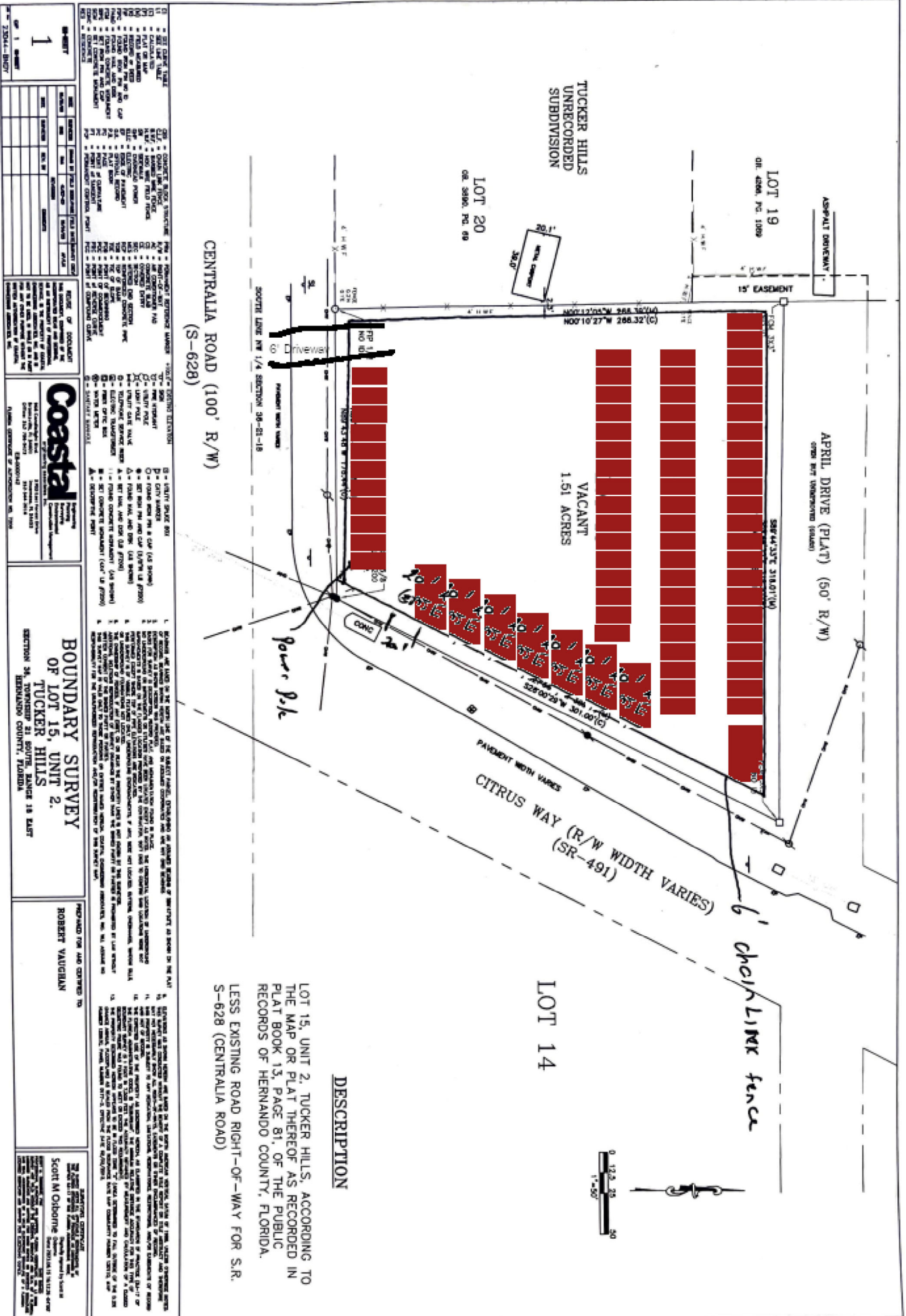
We appreciate the opportunity to provide our services. If you have an questions, please contact me.

Sincerely,

BTA PROPERTY SOLUTIONS, LLC.

Matthew Blanton

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



TUCKER HILLS
UNRECORDED
SUBDIVISION

LOT 19
OR. 4500, PG. 1009

LOT 20
OR. 3800, PG. 89

CENTRALIA ROAD (100' R/W)
(S-628)

APRIL DRIVE (PLAT) (50' R/W)
OR. 4500, PG. 1009

VACANT
1.51 ACRES

CITRUS WAY (R/W WIDTH VARIES)
(SR-491)

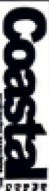
chain link fence

LOT 14

DESCRIPTION

LOT 15, UNIT 2, TUCKER HILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 81, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
LESS EXISTING ROAD RIGHT-OF-WAY FOR S.R. S-628 (CENTRALIA ROAD)

1	BEARING	DISTANCE	AREA
1	111° 52' 00" E	110.00	110.00
2	79° 00' 00" E	100.00	100.00
3	111° 52' 00" E	110.00	110.00
4	79° 00' 00" E	100.00	100.00
5	111° 52' 00" E	110.00	110.00
6	79° 00' 00" E	100.00	100.00
7	111° 52' 00" E	110.00	110.00
8	79° 00' 00" E	100.00	100.00
9	111° 52' 00" E	110.00	110.00
10	79° 00' 00" E	100.00	100.00
11	111° 52' 00" E	110.00	110.00
12	79° 00' 00" E	100.00	100.00
13	111° 52' 00" E	110.00	110.00
14	79° 00' 00" E	100.00	100.00
15	111° 52' 00" E	110.00	110.00
16	79° 00' 00" E	100.00	100.00
17	111° 52' 00" E	110.00	110.00
18	79° 00' 00" E	100.00	100.00
19	111° 52' 00" E	110.00	110.00
20	79° 00' 00" E	100.00	100.00
21	111° 52' 00" E	110.00	110.00
22	79° 00' 00" E	100.00	100.00
23	111° 52' 00" E	110.00	110.00
24	79° 00' 00" E	100.00	100.00
25	111° 52' 00" E	110.00	110.00
26	79° 00' 00" E	100.00	100.00
27	111° 52' 00" E	110.00	110.00
28	79° 00' 00" E	100.00	100.00
29	111° 52' 00" E	110.00	110.00
30	79° 00' 00" E	100.00	100.00
31	111° 52' 00" E	110.00	110.00
32	79° 00' 00" E	100.00	100.00
33	111° 52' 00" E	110.00	110.00
34	79° 00' 00" E	100.00	100.00
35	111° 52' 00" E	110.00	110.00
36	79° 00' 00" E	100.00	100.00
37	111° 52' 00" E	110.00	110.00
38	79° 00' 00" E	100.00	100.00
39	111° 52' 00" E	110.00	110.00
40	79° 00' 00" E	100.00	100.00
41	111° 52' 00" E	110.00	110.00
42	79° 00' 00" E	100.00	100.00
43	111° 52' 00" E	110.00	110.00
44	79° 00' 00" E	100.00	100.00
45	111° 52' 00" E	110.00	110.00
46	79° 00' 00" E	100.00	100.00
47	111° 52' 00" E	110.00	110.00
48	79° 00' 00" E	100.00	100.00
49	111° 52' 00" E	110.00	110.00
50	79° 00' 00" E	100.00	100.00
51	111° 52' 00" E	110.00	110.00
52	79° 00' 00" E	100.00	100.00
53	111° 52' 00" E	110.00	110.00
54	79° 00' 00" E	100.00	100.00
55	111° 52' 00" E	110.00	110.00
56	79° 00' 00" E	100.00	100.00
57	111° 52' 00" E	110.00	110.00
58	79° 00' 00" E	100.00	100.00
59	111° 52' 00" E	110.00	110.00
60	79° 00' 00" E	100.00	100.00
61	111° 52' 00" E	110.00	110.00
62	79° 00' 00" E	100.00	100.00
63	111° 52' 00" E	110.00	110.00
64	79° 00' 00" E	100.00	100.00
65	111° 52' 00" E	110.00	110.00
66	79° 00' 00" E	100.00	100.00
67	111° 52' 00" E	110.00	110.00
68	79° 00' 00" E	100.00	100.00
69	111° 52' 00" E	110.00	110.00
70	79° 00' 00" E	100.00	100.00



BOUNDARY SURVEY
OF LOT 15, UNIT 2,
TUCKER HILLS
HERNANDO COUNTY, FLORIDA

PREPARED FOR AND DRAWN BY
ROBERT VAUGHAN

SCOTT M. ORSHINE
REGISTERED PROFESSIONAL SURVEYOR
NO. 12345
FLORIDA

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.



6097926 8300

SR# 20255014495

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

A handwritten signature in black ink that reads "C. P. Sanchez".

Charuni Patibanda-Sanchez, Secretary of State

Authentication: 205739998

Date: 12-29-25

OPERATING AGREEMENT

OF

A Delaware Limited Liability Company

AGREEMENT,
Made among:

Date: 8-1-2021

Managing Member 1: Robert Vaughan
Address: 6925 Bonner Ave Clearwater FL 33761
Managing Member 2: WYNNNE 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 33768 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 2677 as the Registered Agent of the Limited Liability Company for service of process.

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-	<u>Roberts Vaughan</u>	<u>\$20,000.00</u>
Managing Member 2-	<u>Wynanne Boebert</u>	<u>\$20,000.00</u>
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:

<u>Managing Members</u>	<u>Percentage Interest</u>
Robert Vaughan	50%
Wynanne Boebert	50%

<u>Other Members</u>	<u>Percentage Interest</u>
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In accordance to any sell, purchase, transfer, or borrow of any assets or debts including real estates, one managing or 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 and Wynona Boehrer, having an address at 6925 Bonner Ave Clearwater FL 33761, and Wynona Boehrer, 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:

R. Naur
Member 1

Shelby McCary
Print:

Print:

W. Bales
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.

**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.

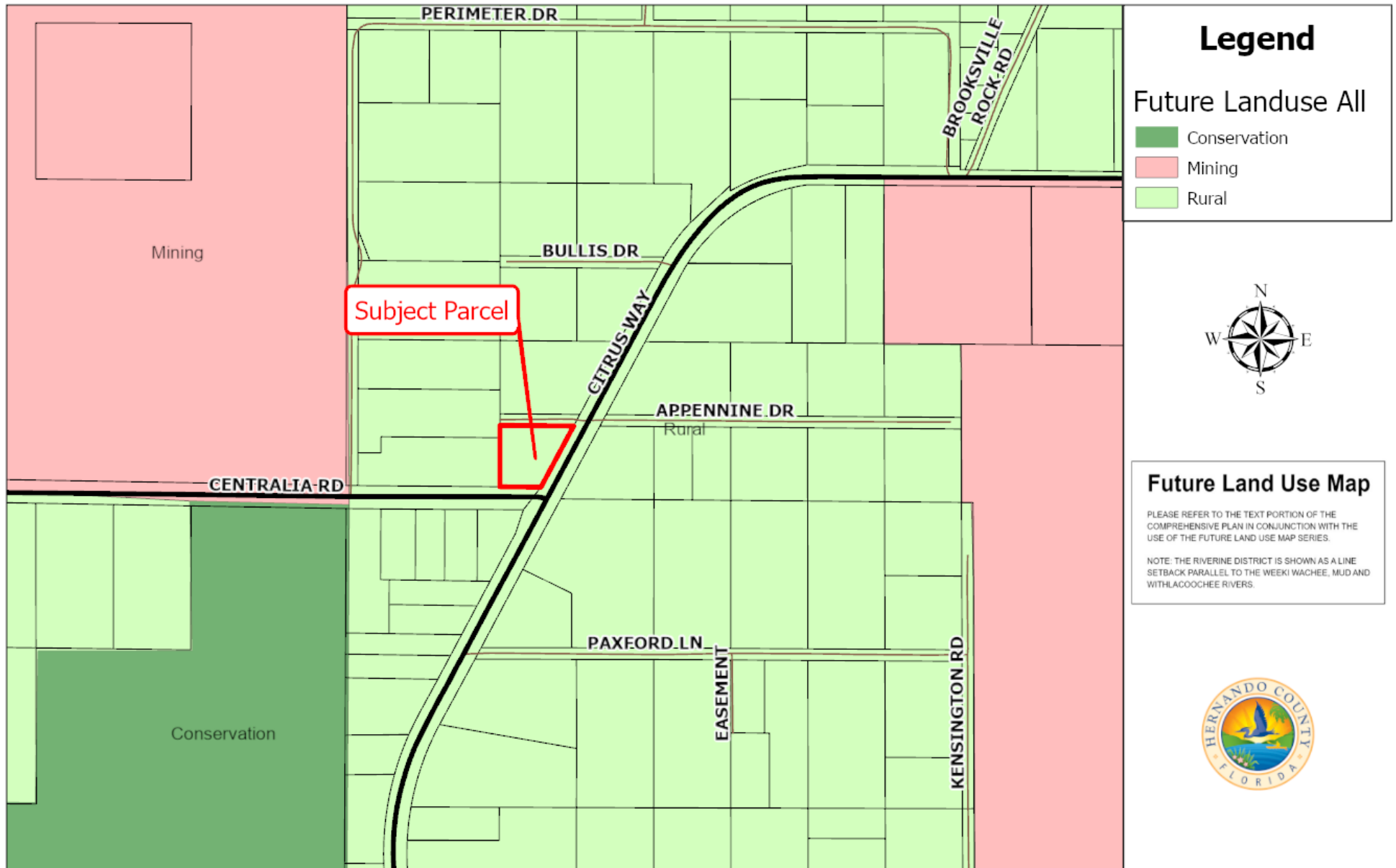


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-23-39

Version Date: 5/11/2026



Legend

Future Landuse All

- Conservation
- Mining
- 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.

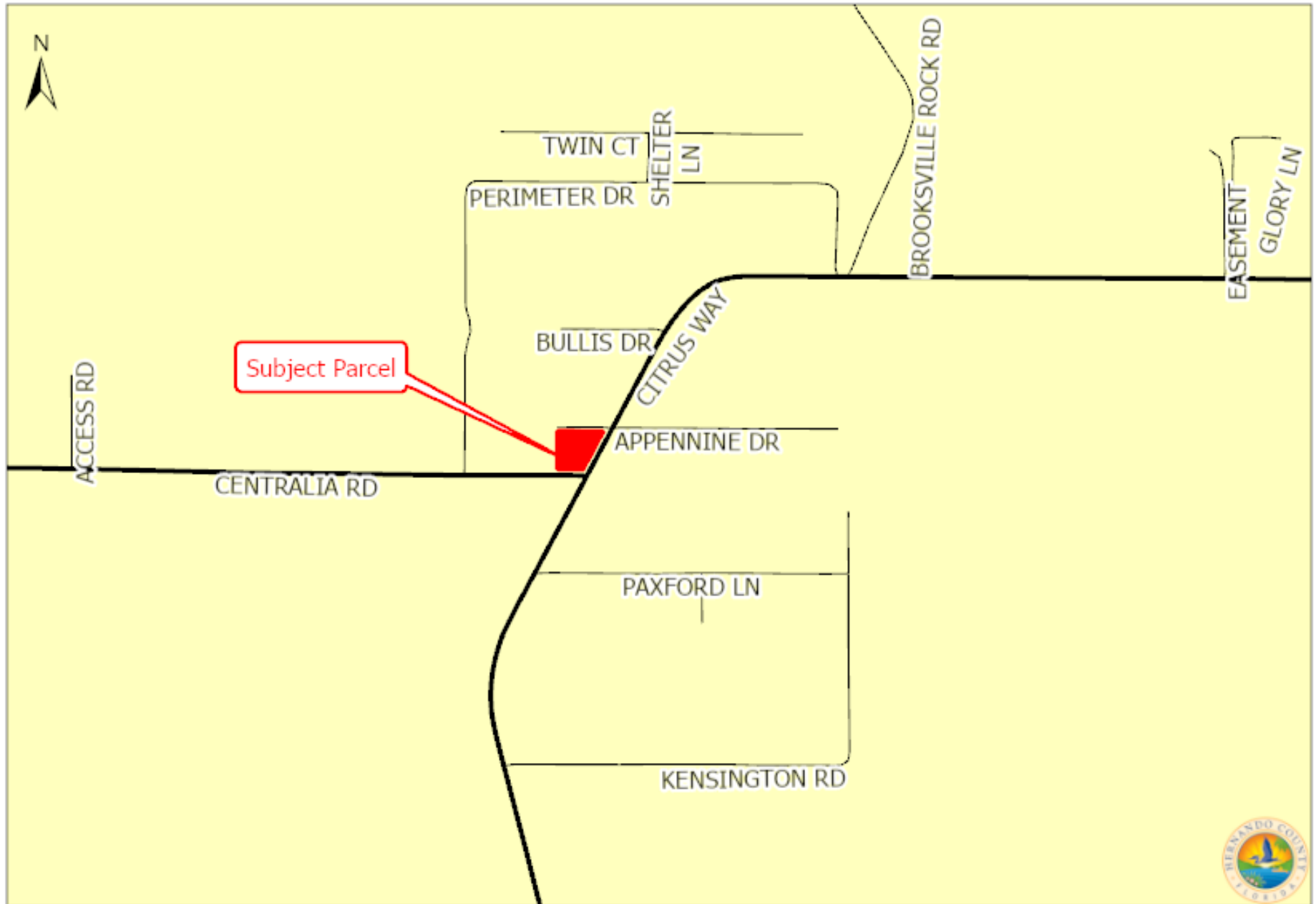
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOCHEE RIVERS.



Not to Scale.

H-23-39 Area Map

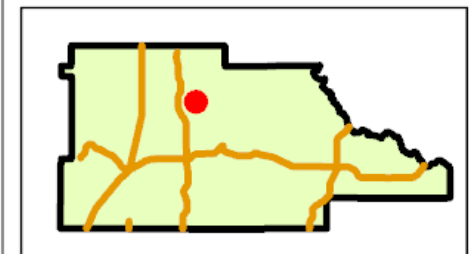
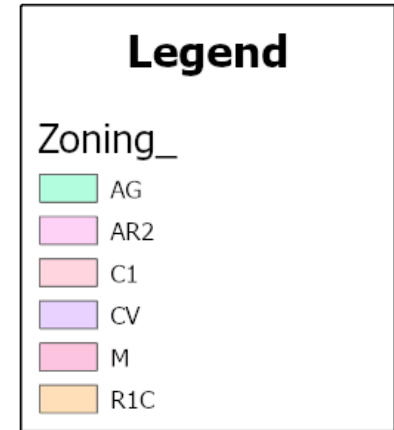
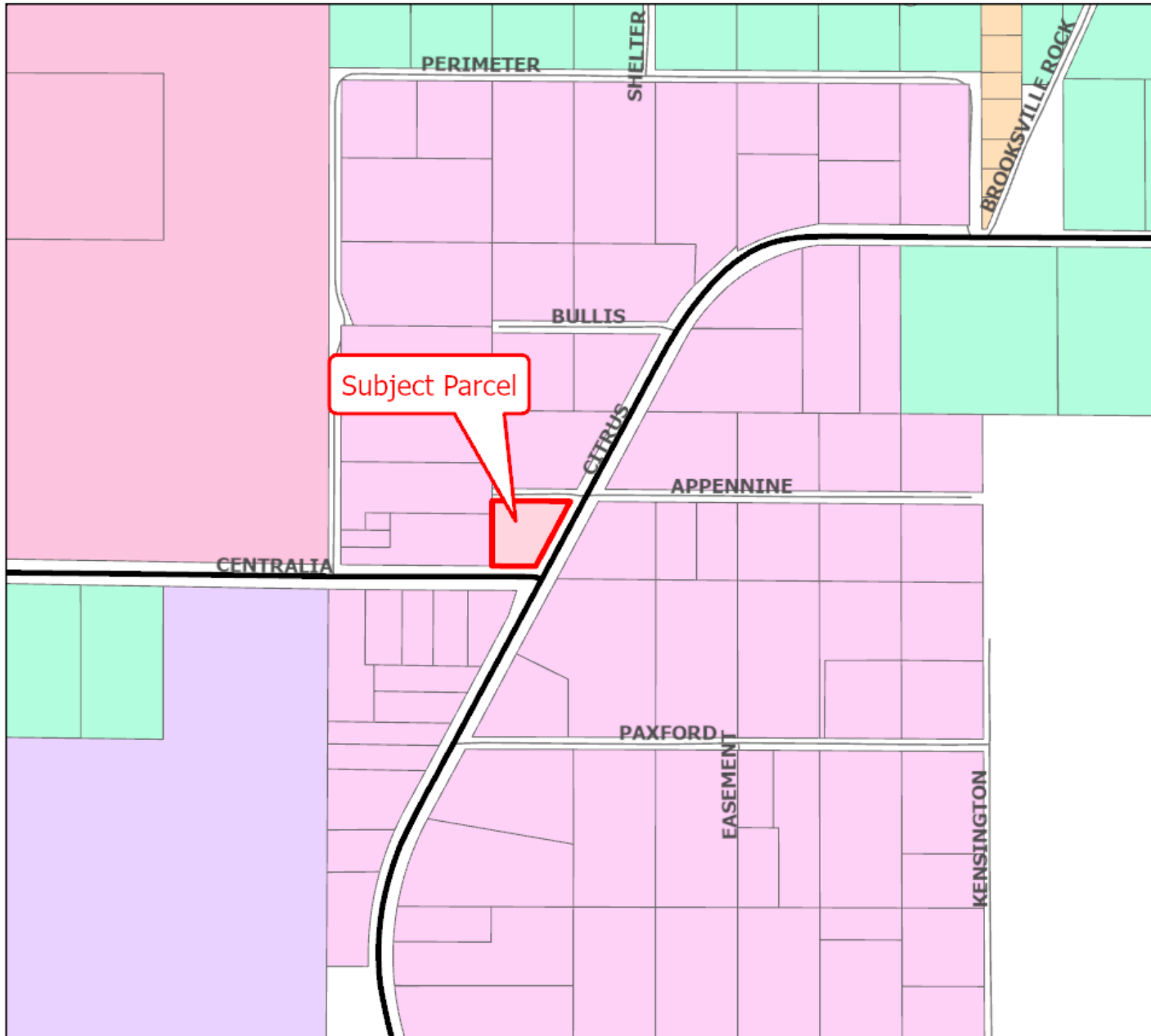
This map was prepared by this office to be used as aid and land parcel location and identification only. All land locations, right-of-ways widths, acreages, and utility locations are subject to field survey or other appropriate verification.



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.





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: via@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

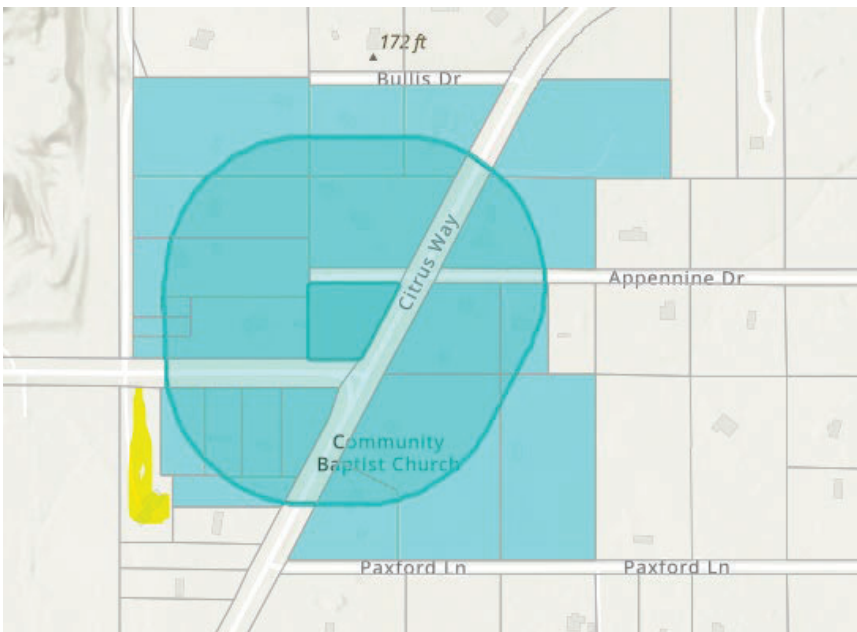
To: tuch01@hotmail.com <tuch01@hotmail.com>

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 from the existing county right of ways. 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

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Opposition to Rezoning Application for file H-23-39, Parcel 574480- Northwest Corner of Citrus Way and Centralia
Date: Friday, May 8, 2026 9:28:07 AM

See email below



Carrie L. Cline | Planner I

Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28020
Email: ccline@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

NOTICE: As we transition to the new *Tyler Enterprise Permitting and Licensing system*, there will be a temporary period of modified permitting operations.

Modified operations will be in place from the end of business day **February 10, 2026, through March 2, 2026**, during which, the prior electronic software will be disabled.

We appreciate your patience as we work through the anticipated high volume of calls and emails during this period and as we roll out the new software.

For more information, please see the Media Release notice on our websites and County social media accounts or found at this website: <https://www.hernandocounty.us/news/posts/tyler-enterprise-permitting-and-licensing-system/>.

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

From: trhineberger@tampabay.rr.com <trhineberger@tampabay.rr.com>
Sent: Thursday, May 7, 2026 2:35 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to Rezoning Application for file H-23-39, Parcel 574480- Northwest Corner of

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 and Zoning Commission,

I am writing as the owner of the property located at 15332 Perimeter Dr, Brooksville, FL 34614 which is adjacent to the site currently under consideration for rezoning to allow outdoor storage. I wish to formally state my opposition to this request based on several critical concerns regarding the impact on our neighborhood and my property rights.

Specifically, I urge the Commission to consider the following:

- **Loss of Privacy:** The conversion of a neighboring lot into a commercial outdoor storage facility will immediately and permanently eliminate the residential privacy of my home and yard as well as that of my neighbors.
- **Flooding Concerns:** This area already faces significant drainage challenges. Introducing a storage facility often involves clearing land or adding non-permeable surfaces, which will exacerbate runoff and increase the risk of flooding for my property.
- **Increased Traffic Congestion:** Outdoor storage facilities typically involve heavy-duty vehicles and frequent transport. Our current road infrastructure is not equipped to handle the resulting increase in noise, dust, and congestion.
- **Reduced Property Values:** The industrial nature of outdoor storage is fundamentally incompatible with our rural residential setting. This will significantly diminish the resale value and desirability of neighboring homes. There are numerous areas within the county better suited for such facilities; our neighborhood is a rural residential community where most homes sit on acreage and have no need for commercial storage in such close proximity.
- **Lack of Legal Notification:** Most concerning is that we did not receive any formal, legal notification regarding the original rezoning of this parcel from AR-2 to Commercial. This failure to notify prevents neighbors from participating in the due process required for land-use changes.

I request that this statement be added to the official public record for this case and that I be notified of all future hearings.

Sincerely,

Samuel & Tanya Rhineberger

352-442-0576
15332 Perimeter Dr
Brooksville, FL 34614



AGENDA ITEM

TITLE

Rezoning Petition Submitted by M and S Enterprises of Central Florida, LLC (H2618)

BRIEF OVERVIEW

Rezoning Request:

Rezoning from AG (Agricultural) to PDP(SU)/ Planned Development Project (Special Use) with deviations

General Location:

South side of Cortez Boulevard approximately 2972' from Lockhart Road

Parcel Key Number:

387085

Summary of Applicant's Request:

The petitioner is requesting to rezone from AG (Agricultural) to PDP(SU)/ (Planned Development Project (Special Use) to conduct an excavation operation on a 4.60-acre parcel.

This project is slated to span five (5) years and is designed with specific environmental and structural safeguards. The operation will strictly avoid penetrating the water table, and the resulting side slopes will be engineered not to exceed a 3:1 ratio.

Critically, the permitting process will mandate the submission of a professional engineer's estimate and a corresponding reclamation bond. This assurance is tied to the commitment that the site will be fully reclaimed upon project completion in a manner specifically tailored to facilitate the future development of the property, with all stormwater management being successfully contained on-site.

STRATEGIC PLAN INITIATIVES

The request is consistent with Strategic Theme A, "Economic and Workforce Development" and Theme C "Stewardship of Natural Resources".

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 PDP must also be consistent with the requirements of the DRI Development Order for the subject property.

RECOMMENDATION

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioners request for a rezoning from AG (Agricultural) to PDP(SU)/ Planned Development Project (Special Use) based on performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	05/20/2026	1:51 PM
Natasha Lopez Perez	Approved	05/22/2026	4:24 PM
Toni Brady	Approved	05/25/2026	8:51 PM
Victoria Via	Approved	05/26/2026	8:38 AM



STAFF REPORT

HEARINGS: Planning & Zoning Commission: June 8, 2026
Board of County Commissioners: August 4, 2026

APPLICANT: M and S Enterprises of Central Florida LLC

FILE NUMBER: H-26-18

REQUEST: Rezoning from AG (Agricultural) to PDP(SU) Planned Development Project (Special Use) with deviations

GENERAL LOCATION: South side of Cortez Boulevard approximately 2972' from Lockhart Road

PARCEL KEY NUMBER(S): 387085

APPLICANT'S REQUEST

The petitioner is requesting to rezone from AG (Agricultural) to PDP SU (Planned Development Project special use to conduct an excavation operation on a 4.60-acre parcel. This project is slated to span five years and is designed with specific environmental and structural safeguards: the operation will strictly avoid penetrating the water table, and the resulting side slopes will be engineered not to exceed a 3:1 ratio. Critically, the permitting process will mandate the submission of a professional engineer's estimate and a corresponding reclamation bond. This assurance is tied to the commitment that the site will be fully reclaimed upon project completion in a manner specifically tailored to facilitate the future development of the property, with all stormwater management being successfully contained on-site.

The petitioner has requested a rezoning in lieu of the Conditional Use Permit for Excavation as they are requesting deviations to the required setbacks. The deviations are requested as follows:

- North: 25' (deviation from 100')
- South: 25' (deviation from 300')
- East: 25' (deviation from 100' and 300')
- West: 25' (deviation from 100')

SITE CHARACTERISTICS

Site Size	4.6 Acres
Surrounding Zoning; Land Uses	North: Agricultural/Commercial R1B (Residential) South: AG (Agricultural) East: AR(Agricultural Residential) West: AG (Agricultural)

Current Zoning: AG (Agricultural)

**Future Land Use
Map Designation:** Rural

ENVIRONMENTAL REVIEW

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

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water is available, and there is an 8" force main in the right of way on the south side of Cortez Boulevard. HCUD has no objection to the rezoning for excavation of the property.

ENGINEERING REVIEW

The subject site is located on the South side of Cortez Boulevard approximately 2972' from Lockhart Road. The County Engineer has reviewed the petitioner's request and has the following comments:

- The petitioner is required to make sure all access to Cortez shall be at the existing full median opening of Cortez Blvd.
- The petitioner will need to relocate the access connection further to the west, so there are no conflicts with the existing access to the adjacent parcel to the east.
- The petitioner will be required to obtain an FDOT (Florida Department of Transportation) Access Management Permit.

LAND USE REVIEW

Article III (Specific Regulations) of Appendix A provides that an operator desiring to engage in an excavation operation on forty (40) acres or less, and where the activity is not specifically exempted by The Hernando County Land Development Regulations, shall make written application to the county for a conditional use permit to be processed in accordance with the specific use regulations of that Section. Article VII (Planned Development District) of Appendix A provides for a Special Use designation (SU) which allows for any use not so designated as a specific Planned Development Use. In this case, the specific use regulations of Article III also apply.

The petitioner has requested PDP(SU)/Planned Development Project (Special Use) in order to request a setback deviation for the north and east property lines. Deviations can be approved through the Planned Development Project process.

According to the Hernando County Land Development Regulations, Appendix A, Zoning Article III. - Specific Regulations Section 3(H). - Specific use regulations, the following applies to excavations:

Application:

The application form requires the applicant to submit the following information to the county:

- A legal description of the proposed area for excavation;
- The name, address and phone number of the owner of the land for which application is made, along with evidence of ownership and/or written consent of the owner;
- The name, address and phone number of the person, firm or corporation that will be the mine operator and the designated representative;
- A recent scaled aerial photograph of the property showing the boundary of the proposed area;
- Topographic contours from available mapping;
- Proposed schedules for the excavation activities;
- Estimated depth of the excavation activities;
- Pre- and post-mining conditions

Comment: The applicant has provided all required information.

Applicable Agency Approvals

The applicant must submit all applicable approvals from federal, state, regional and local agencies.

Comment: The petitioner will be required to obtain the appropriate approvals from applicable agencies during the excavation permitting process and prior to commencement of excavation activities.

Other Information as Required by the County

Other information as may reasonably be required by the county.

Comment: No additional information has been requested of the petitioner at this time.

Perimeter Setbacks:

- North: 25' (deviation from 100')
- South: 25' (deviation from 300')
- East: 25' (deviation from 100' and 300')
- West: 25' (deviation from 100')

Comment: The petitioner is requesting 25' setback all around, however staff believes 50' will be more appropriate on the east and south buffers. If approved the following setbacks will be required.

Perimeter Setbacks:

- North: 25' (deviation from 100')
- South: 50' (deviation from 300')
- East: 50' (deviation from 100' and 300')
- West: 25' (deviation from 100')

Buffers:

The buffer requirement shall be a minimum of one hundred (100) feet measured perpendicular from the property line. It should be the same width as the setback and shall be required to meet all other buffer criteria.

Where required, the buffer shall shield adjoining properties when viewed from the property line. The buffer must shield the operation at the time excavation begins. Shielding shall meet an eighty-percent opacity standard. Berms, towers, stockpiles and other similar items which extend above the buffer need not be shielded. The clearing and stripping of vegetation from the land shall not require the pre-establishment of a buffer.

The buffer shall consist of a vegetated screen augmented by a berm if required to obtain opacity. The following conditions apply to the vegetated screening:

- a. A 100-foot vegetative screen is standard, except where a berm is necessary. Where a berm is necessary, the outer fifty (50) feet of the buffer must consist of the vegetative screen;
- b. If trees exist in the vegetative screen area they must remain;
- c. If sufficient vegetation does not exist, the vegetative screen area shall be planted at spacings and with species to be established by the department. All plantings shall consist primarily of perennial species native to the area;
- d. All plantings used in the buffer must be compatible with the soils in the area as specified by the county forester.

Comments: The petitioner is proposing a 3' high V Berm in order to shield the excavation activity that will be maintained within the setbacks. The buffer shall be the same width as the setback and must meet all other buffer criteria.

Dust Control

The applicant shall submit a plan for the control of fugitive dust.

Comment: The petitioner has indicated that dust control of stockpiles, truck movement and excavation equipment will be handled by onsite watering methods.

COMPREHENSIVE PLAN REVIEW

Strategy 1.01A(5): Proposed development orders will be reviewed for overall consistency with the general intent of the Comprehensive Plan growth strategies. Consistency with each individual goal, objective or strategy is not required.

Strategy 1.04A(2): Review of rezoning requests shall be consistent with the overall intent of the Future Land Use Map (FLUM) and Comprehensive Plan strategies in terms of potential use or character and in terms of potential densities and intensities. Approval of changes to the

FLUM requested by the property owner may be accompanied by a requirement to rezone the property in conformance with the new FLUM designation prior to development.

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.

FINDINGS OF FACT

The requested rezoning from AG (Agricultural) to PDP SU (Planned Development Project Special Use) is appropriate based on the following findings of fact:

- The request is consistent with the Comprehensive Plan and is compatible with the surrounding 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 petitioners request for a rezoning from AG (Agricultural) to PDP SU (Planned Development Project Special Use) based on 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 buffer consisting of existing natural vegetation will be maintained within the perimeter setback.
3. S.R. 50/Cortez Blvd. is within the jurisdiction of Florida Department of Transportation (FDOT). FDOT will require access management permit and may require drainage permit.
4. Stormwater will be maintained on site.
5. Excavation shall not commence until such time the petitioner applies for and is approved for an Excavation Permit through Hernando County Development Services.
6. The petitioner shall meet the stormwater permitting requirements of the Southwest Florida Water Management District (SWFWMD), Florida Department of Environmental Protection (FDEP) and comply with the Hernando County Facility Design Guidelines prior to commencement of excavation activities.
7. The petitioner shall provide a comprehensive wildlife survey prepared by a qualified professional to identify any listed species present prior to any clearing or development occurring on the property. Furthermore, copies of any required Florida Fish and Wildlife Conservation Commission (FWC) permits shall be provided prior to clearing or development.
8. Hours of operation shall be limited to Monday through Friday, 7:00AM to 6:00 PM.
9. The petitioner shall provide a Reclamation Bond prior to the issuance of an excavation permit.
10. The following minimum setbacks from the permittee property line shall be maintained for adjacent property uses:
 - Excavation and Stockpiles:
 - North: 25' (deviation from 100')
 - South: 50' (deviation from 300')
 - East: 50' (deviation from 100' and 300')
 - West: 25' (deviation from 100')

HERNANDO COUNTY ZONING AMENDMENT PETITION



Application to Change a Zoning Classification

Application request (check one):

- Rezoning Standard PDP
 - Master Plan New Revised
 - PSFOD Communication Tower Other
- PRINT OR TYPE ALL INFORMATION**

Date: 02/17/2026

File No. H-20-18 Official Date Stamp: _____

APPLICANT NAME: M and S Enterprises of Central Florida LLC

Address: 4435 Baseball Pond Road
 City: Brooksville State: FL Zip: 34602
 Phone: 352-796-6930 Email: michael@mdanielinc.com
 Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates
 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: _____

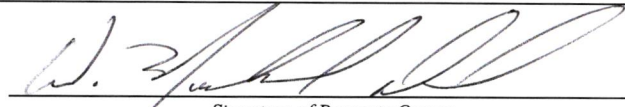
PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 387085
2. SECTION 1, TOWNSHIP 23, RANGE 20
3. Current zoning classification: AG
4. Desired zoning classification: PDP/SU (Special Use for excavation)
5. Size of area covered by application: 4.60 acres
6. Highway and street boundaries: SR 50 (Cortez Blvd.) west of La Pine 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 M. Daniel, as President of M and S Enterprises of Central Florida 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): Coastal Engineering Associates 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 25 day of FEBRUARY, 2026, by W. Michael Daniel who is personally known to me or produced as identification.

Jessica McGrantham
 Signature of Notary Public



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

REZONING AND MASTER PLAN APPLICATION

PARCEL KEY 387085

M AND S ENTERPRISES OF CENTRAL FLORIDA LLC

General

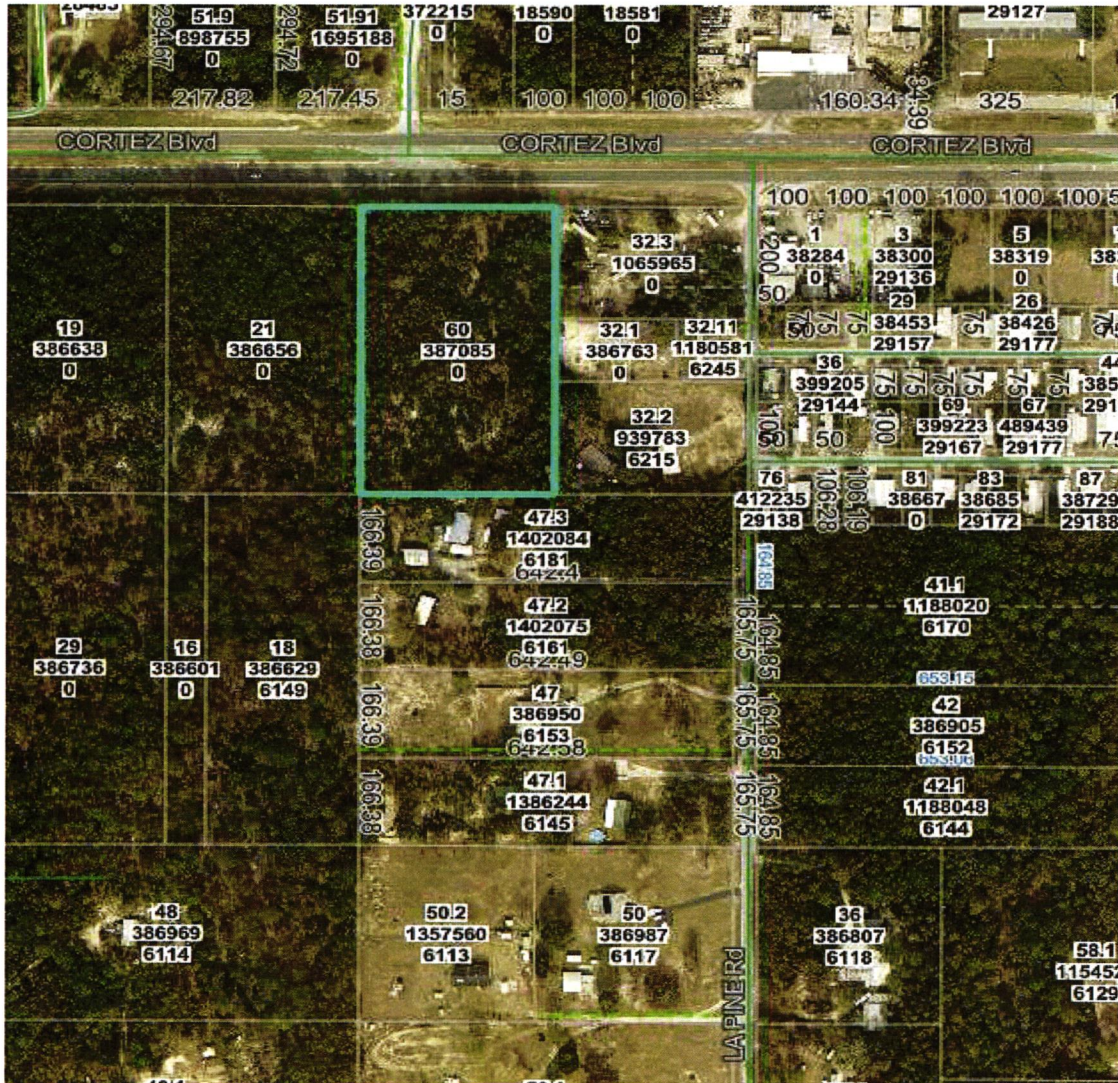


Figure 1-Parcel Key 387085 Location and Aerial

The site consists of 4.60 acres and is located on the south side of SR 50 (Cortez Blvd.), 320 feet west of La Pine Road. See Figure 1 for the site location and aerial.

Request

The applicant is requesting a rezoning from AG (Agricultural) to PDP (SU)/Planned Development Project (Special Use) and master plan with deviations for excavation.

Article III (Specific Regulations, subsection 3.I, Excavation) of Appendix A provides that an operator desiring to engage in an excavation operation on forty (40) acres or less, and where the activity is not specifically exempted by The Hernando County Land Development Regulations, shall make written application to the County for a conditional use permit to be processed in accordance with the specific use regulations of that Section.

Article VIII (Planned Development Project) of Appendix A provides for a Special Use designation (SU) which allows for any use not so designated as a specific Planned Development Use. In this case, the specific use regulations of Article III also apply. The applicant has requested PDP(SU)/Planned Development Project (Special Use) in order to request deviations as shown on the master excavation plan and identified in this narrative. Deviations can be approved through the Planned Development Project process.

Zoning and Land Use

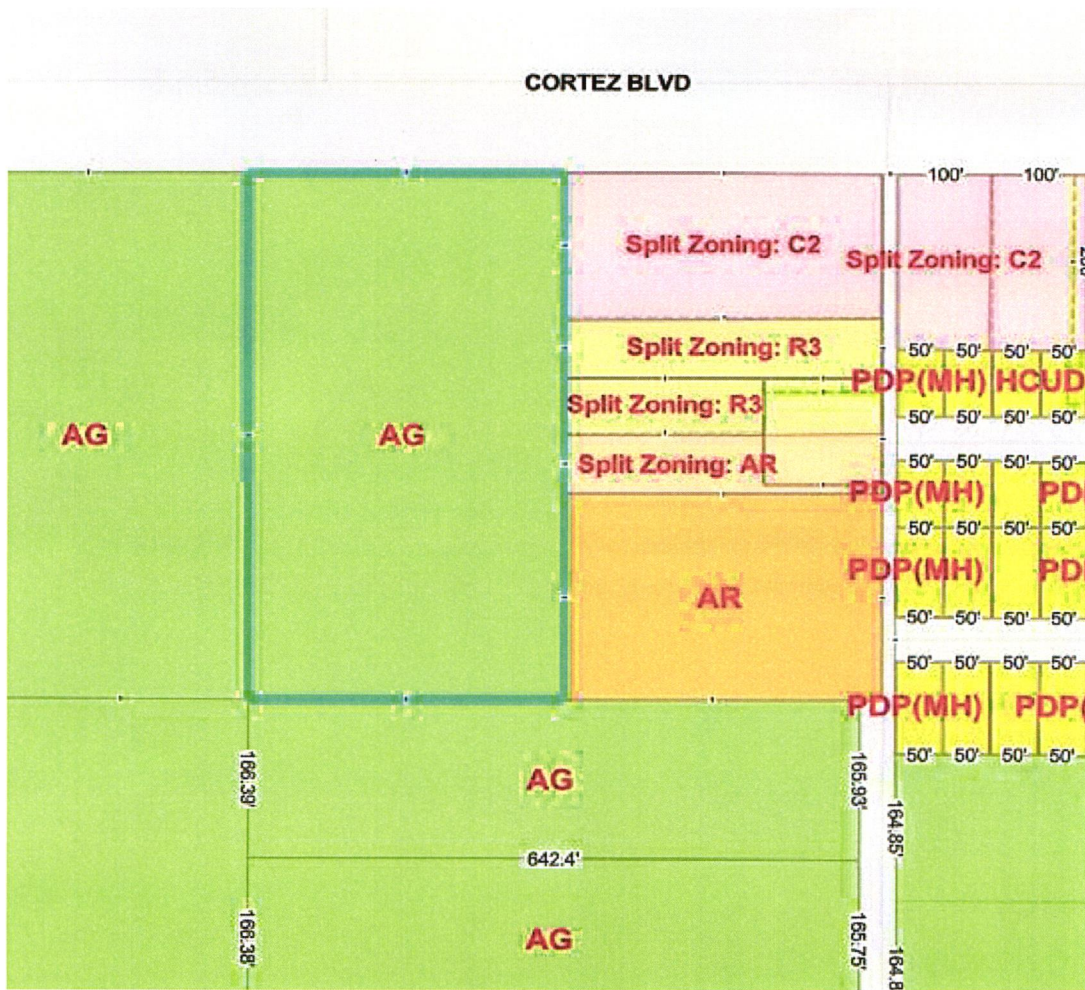


Figure 2-Parcel Key 387085 Zoning

The site is currently zoned AG (Agriculture). See figure 2 for the site zoning.

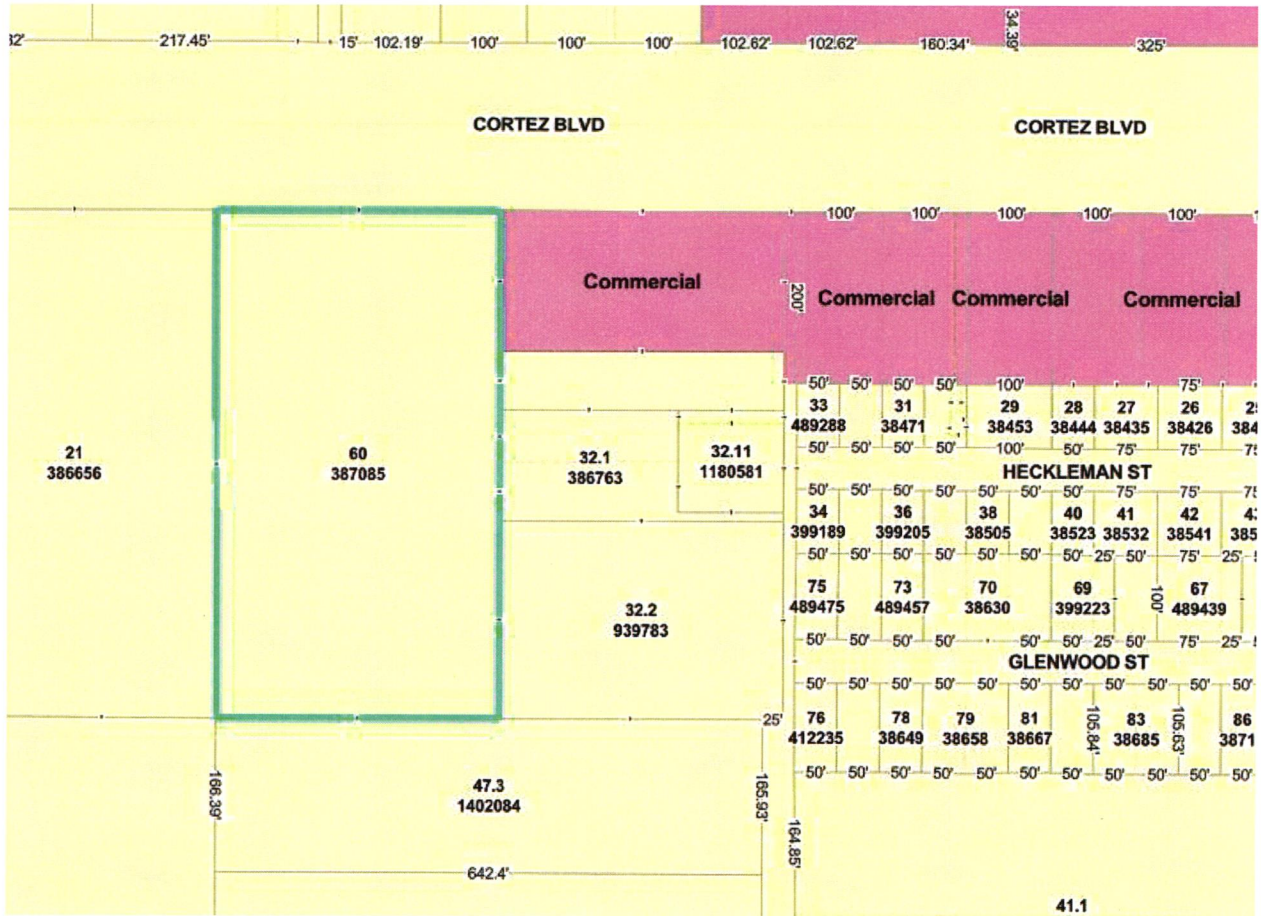


Figure 3-Parcel Key 387085 Land Use

The site is located in the Residential Land Use Classification on the Future Land Use Map. See figure 3 for the site land use designation.

Project Description

The applicant is proposing to excavate the 4.60 acre site for the removal of sand in accordance with the requirements and standards of Article III.I (Excavation) of Appendix A (Zoning). The excavation plan will be in accordance with the following:

1. The excavation will occur over a period of 5 years; subsequent renewals will be obtained if necessary
2. An excavation permit will be applied for and obtained after approval and prior to the commencement of any excavation activities
3. The depth of the excavation will not penetrate the water table
4. Side slopes will not exceed 3:1
5. A fugitive dust control plan will be provided at the time of excavation permitting

6. An engineer's estimate and reclamation bond will be provided at the time of excavation permitting
7. A detailed reclamation plan will be provided at the time of permitting
8. The site will be reclaimed in a manner consistent with future development of the site
9. Applicable permits from all state regional and local agencies will be provided at the time of permitting
10. No onsite processing of materials, washing, screening or classifying of materials is anticipated
11. Site setbacks of 25 feet will be maintained around the entire perimeter of the excavation area
12. A buffer consisting of a 3 foot high v berm shielding the excavation activity will be maintained within the perimeter setbacks. The berm will be sodded prior to excavation and meander around existing trees and vegetation in an effort to minimally disrupt existing vegetation where necessary
13. Stormwater will be maintained on site
14. Hours of operation will be from 7 AM to 6 PM unless otherwise approved by the permitting authority
15. A plan to maintain fugitive dust will be provided at the time of permitting

Requested Deviations

Setbacks-The following required setbacks from the property line and proposed deviations are identified below:

Direction	Parcel Key	Existing Use*	Required Setback	Proposed Setback
North	NA	Road	100 feet	25 feet
South	1402084	Ag Res	300 feet	25 feet
East	1065965	Vacant Com	300 feet	25 feet
	386763	Vacant	100 feet	
	939783	AG Res	300 feet	
West	386656	Vacant	100 feet	25 feet

*property use

Buffers-Article III, Section 3 (Specific use regulations) requires a 100 foot buffer with an 80 percent opacity standard for excavation on sites less than 40 acres. The applicant proposes a 25 foot wide buffer with a 3 foot high sodded berm that maintains existing vegetation where feasible per the proposed master excavation plan.

Justification-The site is relatively small at 4.60 acres making the setback and buffer requirements overly restrictive, as they are intended for excavation activities on much larger parcels. The area surrounding the proposed excavation site is relatively rural with some vacant properties and the applicant proposes a 25 foot buffer with a sodded 3 foot high berm for separation.

Site Access

The site will SR 50 (Cortez Boulevard) for direct access. The access will align with an existing median opening. See the excavation plan for the location of the site access.

Soils

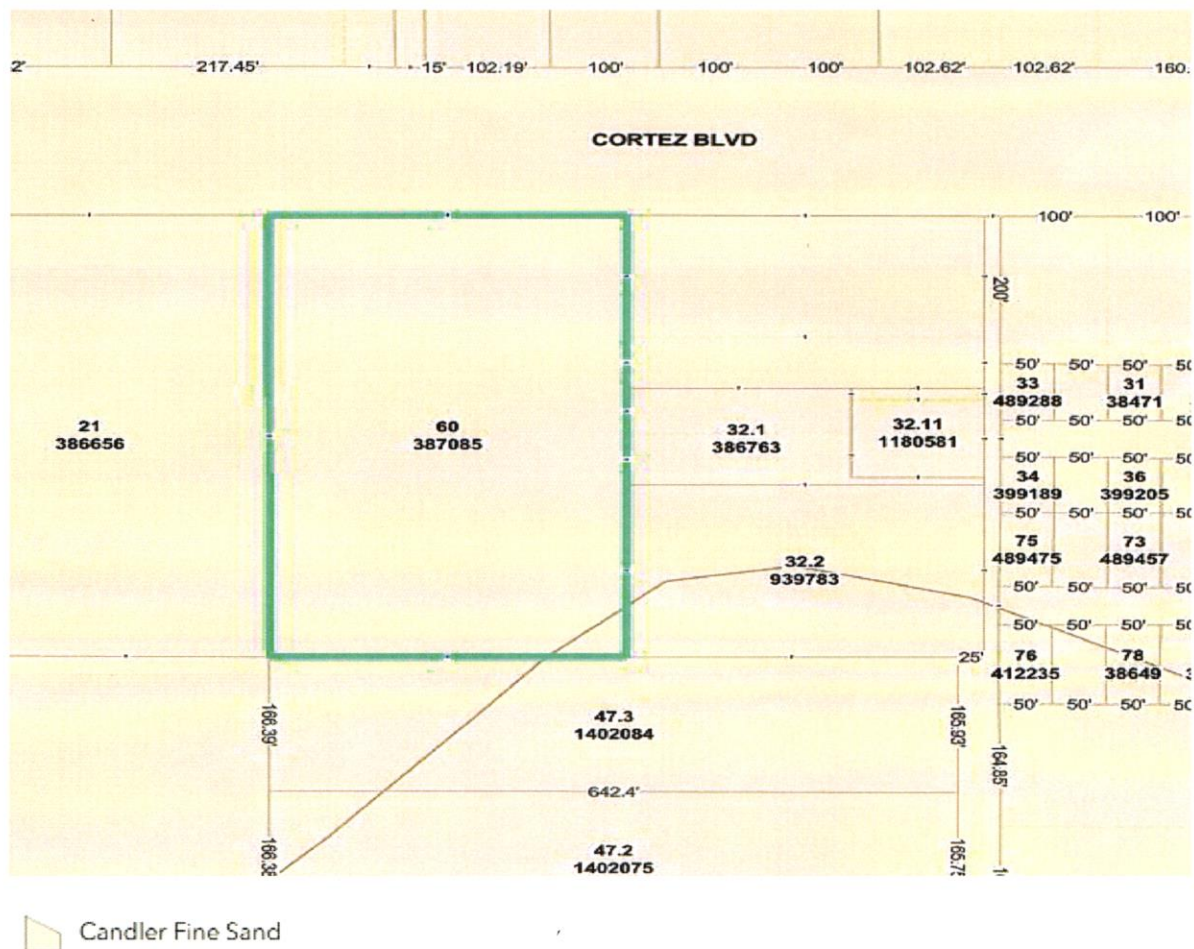


Figure 4-Parcel Key 387085 Site Soils

The site consists of Candler Fine Sand soils. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands. See Figure 4 for the information on site soils.

Topography



Figure 5-Parcel Key 387085 Site Topography

The site ranges in elevation from 158 feet above MSL in the southeast corner of the site to 130 feet above MSL along SR 50 (Cortez Boulevard). See figure 5 for site topography.

Flood Zone

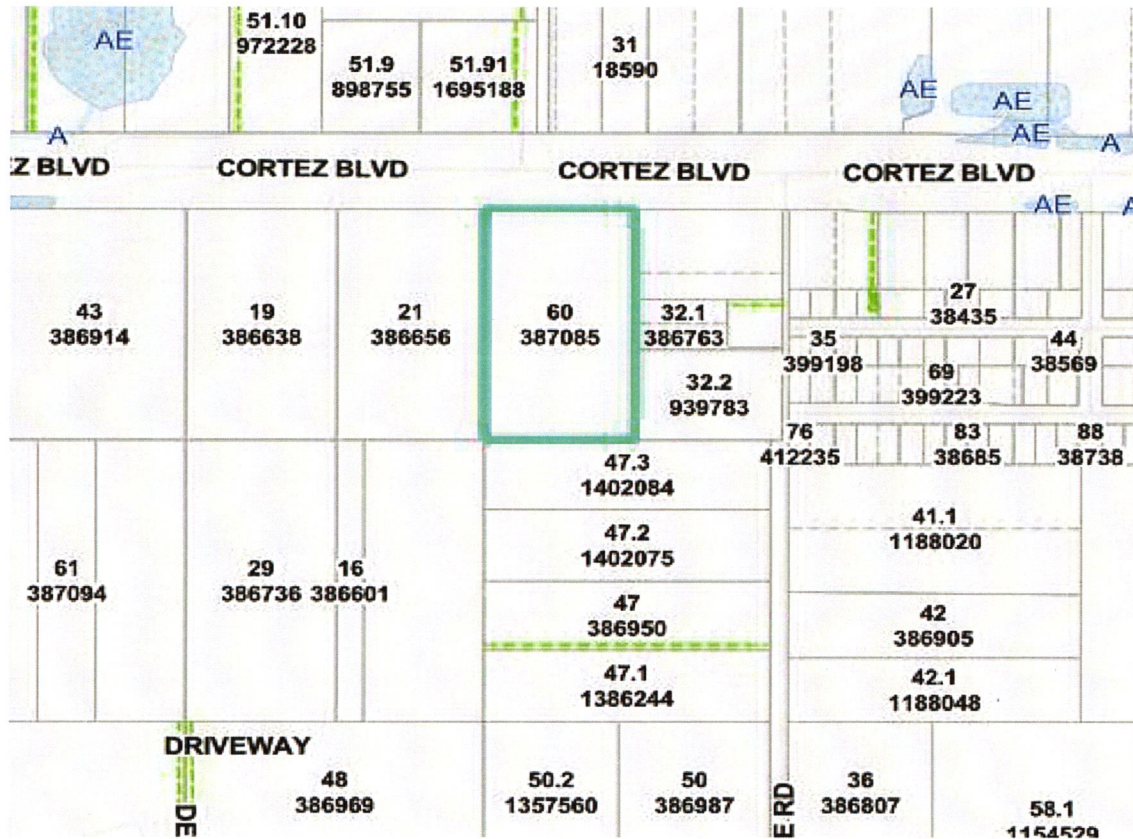


Figure 6-Parcel Key 387085 Flood Zone

The site is not located in a flood zone. See Figure 6 for the site flood zone information.

Comprehensive Plan Consistency

Future Land Use Element-Land Use Compatibility

Objective 1.10B: The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

Strategy 1.10B(2): Zoning changes should be compatible 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.

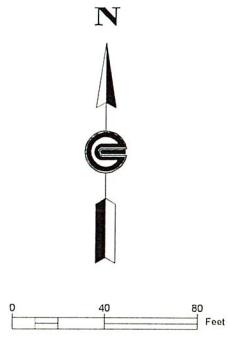
Analysis: The Comprehensive Plan does not specifically address small scale excavation activities (less than 40 acres) or the Conditional Use process. Article III.I (Excavation) of Appendix A (Zoning) specifically provides the Conditional Use standards for small scale excavation and does not regulate the use by zoning or land use district. In this instance, the area is not developed with subdivisions or dense residential uses, and the area is

characterized by large properties. The applicant is proposing utilizing the PDP/Special Use District and excavation master plan and Conditional Use standards with deviations for design of the proposed excavation use. The applicant also proposes a 25 foot setback with a 3 foot high berm on the property perimeter adjacent to excavation for separation of uses, compatibility and noise reduction. In addition, the conditional use standards provide that the activity does not occur at night and includes safeguards for proper reclamation.

Proposed Deviations

As indicated above in the narrative

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Site Data
 Owner/Applicant:
 M AND S ENTERPRISES OF CENTRAL FL LLC
 DANIELS COMMERCIAL
 0 CORTEZ BLVD
 BROOKSVILLE, FL 34602

Parcel Key No.: 387085

Section/Township/Range: 01/23S/20E

Current Zoning: AG
 Current FLU: RURAL

Area = +/- 4.6 acres

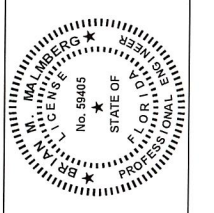
GENERAL EXCAVATION AND SITE CONDITIONS NOTE

THIS SITE PLAN IS INTENDED TO DEPICT THE GENERAL LIMITS AND OPERATIONAL CONDITIONS ASSOCIATED WITH MASS GRADING AND EXCAVATION ACTIVITIES ON A SMALL PARCEL ADJACENT TO EXISTING COMMERCIAL OPERATIONS. EXCAVATION ACTIVITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. THE FOLLOWING CONDITIONS SHALL APPLY:

- EXCAVATION ACTIVITIES ARE ANTICIPATED TO OCCUR OVER AN INITIAL PERIOD OF UP TO FIVE (5) YEARS. ANY REQUIRED PERMIT RENEWALS OR EXTENSIONS SHALL BE OBTAINED PRIOR TO EXPIRATION OF THE APPROVED EXCAVATION PERMIT.
- ALL EXCAVATION SIDE SLOPES SHALL BE CONSTRUCTED AND MAINTAINED AT A MAXIMUM SLOPE OF 3 HORIZONTAL TO 1 VERTICAL (3:1) OR FLATTER.
- A FUGITIVE DUST CONTROL PLAN SHALL BE PROVIDED AND APPROVED AS PART OF THE EXCAVATION PERMITTING PROCESS. DUST CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, LIGHT WATERING DURING ACTIVE OPERATIONS. AREAS THAT HAVE BEEN CUT TO FINAL GRADE SHALL HAVE GROUND COVER REESTABLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- NO ON-SITE PROCESSING OF MATERIALS IS ANTICIPATED. WASHING, SCREENING, CRUSHING, OR CLASSIFYING OF EXCAVATED MATERIALS SHALL NOT OCCUR ON THE SITE.
- A MINIMUM TWENTY-FIVE FOOT (25') SETBACK SHALL BE MAINTAINED AROUND THE ENTIRE PERIMETER OF THE EXCAVATION AREA.
- A VEGETATED, SODDED BERM SHALL BE INSTALLED AND MAINTAINED WITHIN THE REQUIRED PERIMETER SETBACKS TO PROVIDE VISUAL SCREENING AND BUFFERING OF EXCAVATION ACTIVITIES FROM ADJACENT PROPERTIES.
- HOURS OF OPERATION FOR EXCAVATION AND HAULING ACTIVITIES SHALL BE LIMITED TO 7:00 AM TO 6:00 PM, UNLESS OTHERWISE APPROVED BY THE PERMITTING AUTHORITY.
- WITHIN 25' NATURAL VEGETATIVE BUFFER, A CONTINUOUS 3' HEIGHT BERM SHALL BE INSTALLED, WITH NO SUPPLEMENTAL LANDSCAPING, BUT JUST ARGENTINE BAHIA SOD INSTALLED. THIS BERM MAY MEANDER WITHIN THE NATURAL BUFFER SO AS TO DISTURB EXISTING TREES AND VEGETATION AS LITTLE AS POSSIBLE.

Name	Cut Factor	Fill Factor	2d Area(Sq. Ft.)	Cut(adjusted)(Cu. Yd.)	Fill(adjusted)(Cu. Yd.)	Net(adjusted)(Cu. Yd.)
<input checked="" type="checkbox"/> Opt 9 Cut and Fill	1.000	1.300	198636.34	72547.05	23.59	72523.46< Cut>

MASS GRADING PLAN
 DANIELS COMMERCIAL



REUSE OF DOCUMENT
 THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY M. LAMBERG, P.E. ON 02/11/2026. ANY SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Coastal
 engineering associates, inc. - Florida 34601
 966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

DATE	REV.	BY	REV. NO.	REVISION

SHEET
C-01

JOB No.: 25010

H-26-18 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.

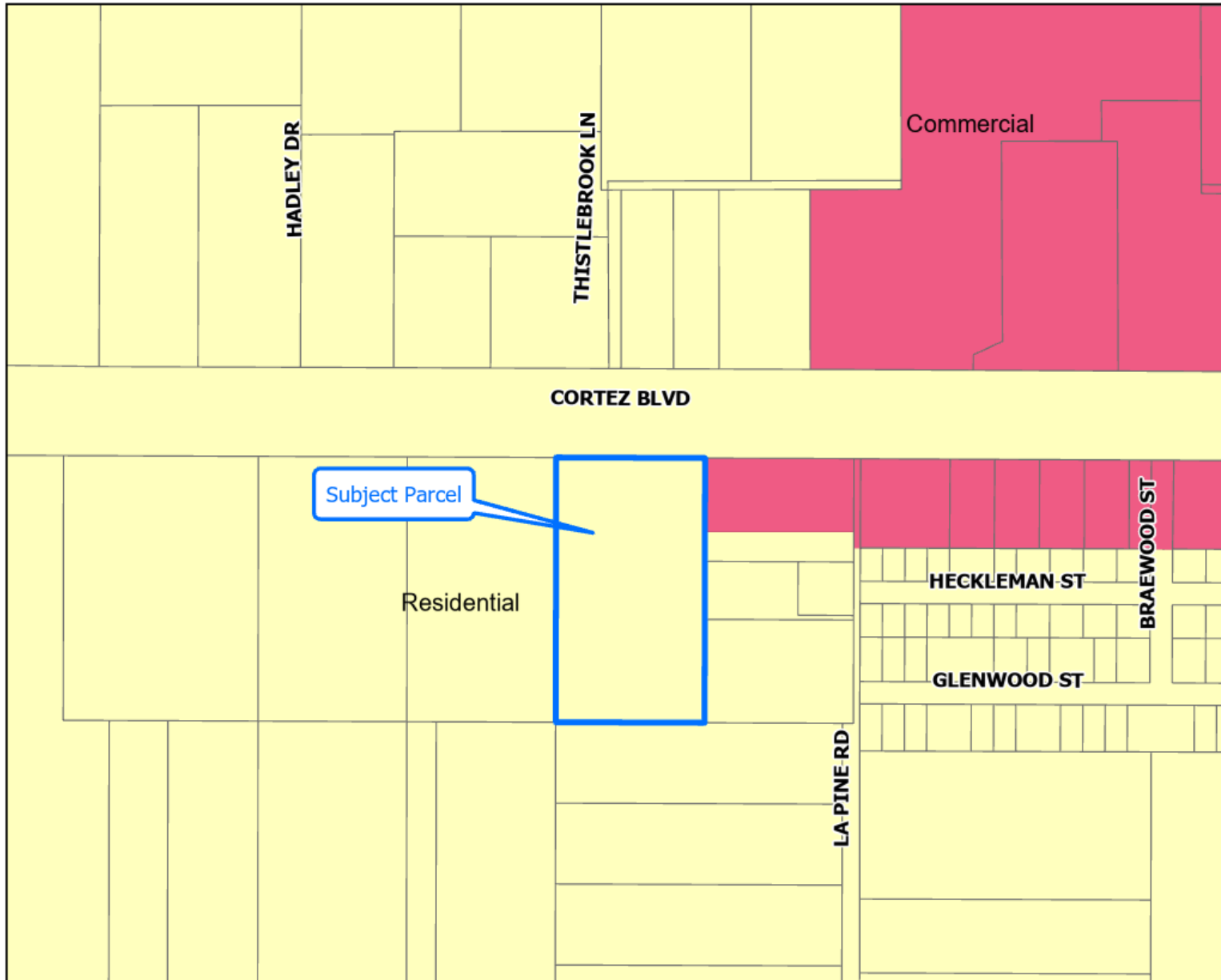


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: H-26-18

Version Date: 6/8/2026



Legend

Future Landuse All

- 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.

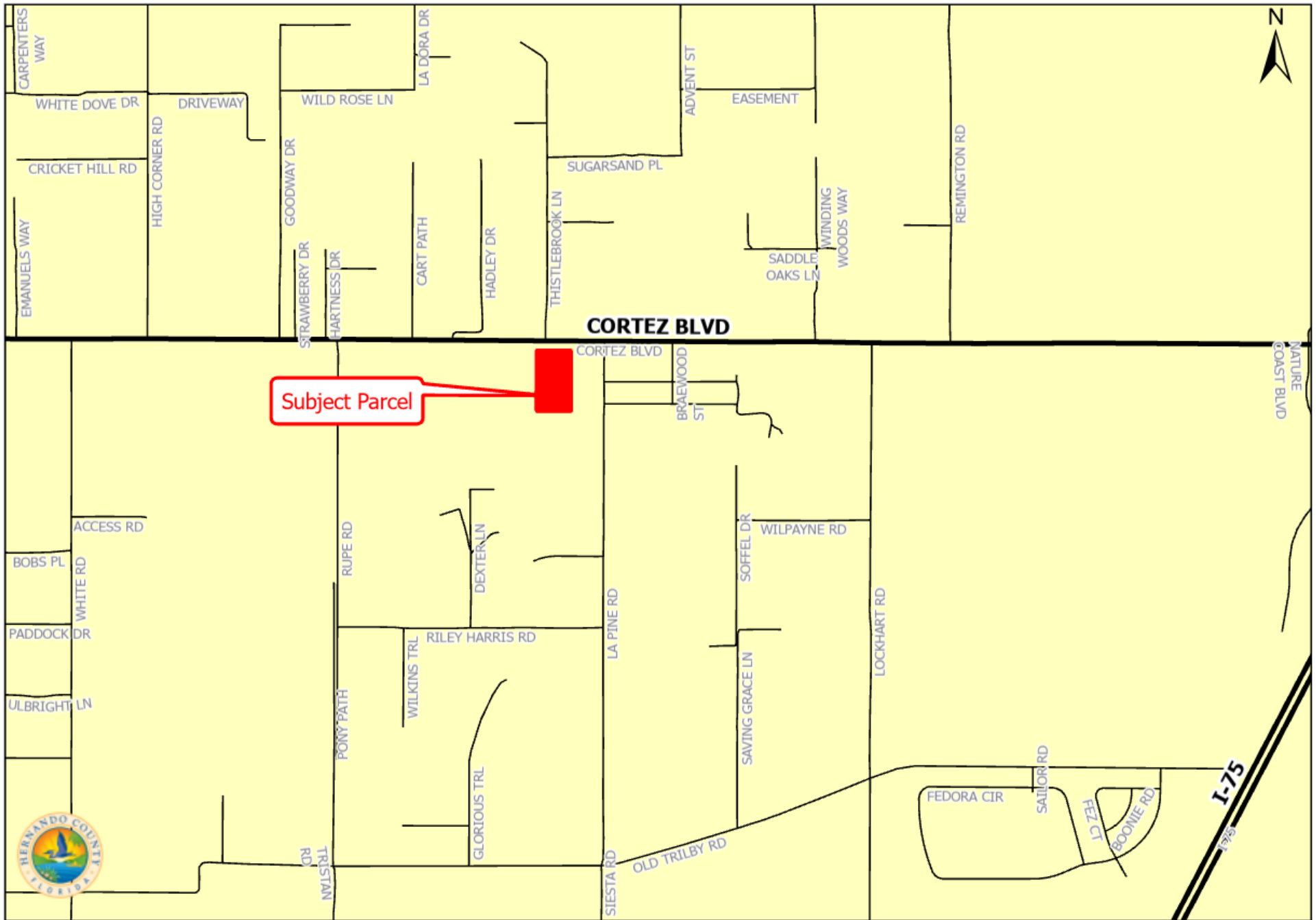
NOTE: THE RIVERINE DISTRICT IS SHOWN AS A LINE SETBACK PARALLEL TO THE WEEKI WACHEE, MUD AND WITHLACOOCHEE RIVERS.



Not to Scale.

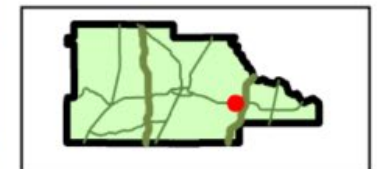
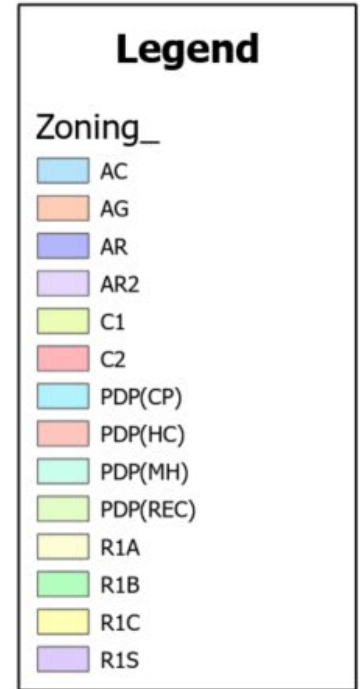
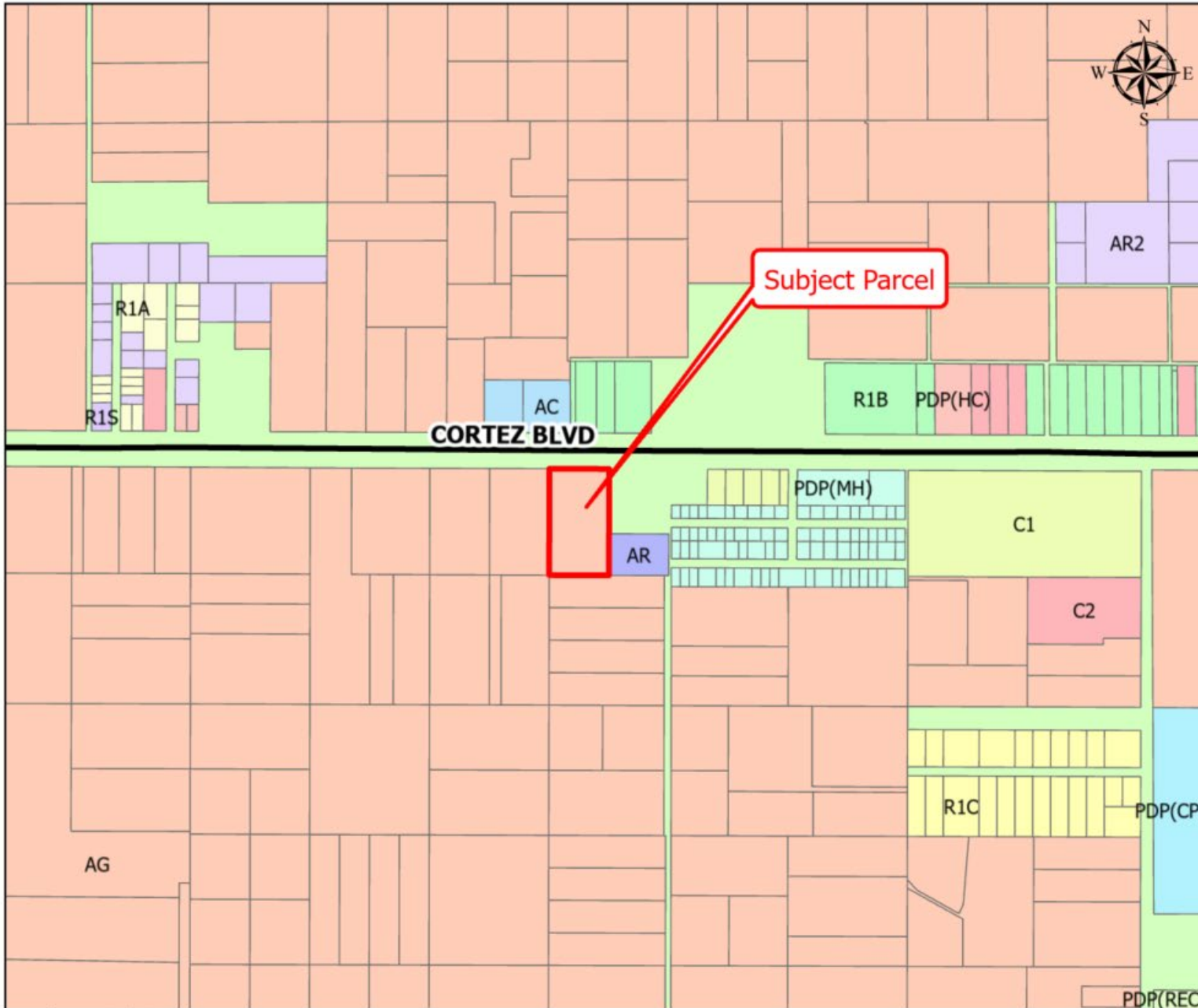
H-26-18 Area Map

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.



H-26-18 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.



Hernando County Tech GIS
with Hernando County Planning Department
Project date: June 8, 2026

Not to Scale.



AGENDA ITEM

TITLE

Master Plan Revision Submitted by One Hernando, LLC (REZ0000262026)

BRIEF OVERVIEW

Request:

Master Plan Revision on Property Zoned PDP(IND)/Planned Development Project (Industrial)

General Location:

East side of Kettering Road, approximately 1,332' south of Cortez Boulevard

Parcel Key Number:

394424

Summary of Applicant's Request:

On July 13, 2022, the petitioner received approval from the Board of County Commissioners to establish a master plan on the subject site to move forward with the industrial center with a maximum development intensity of 2,400,000 square feet of gross floor area.

The applicant has submitted a request to revise the existing master plan to increase the maximum building height for the subject site from 60' to 85'.

This request is to accommodate the change in technology for distribution centers which requires extended ceiling heights for automated equipment.

No additional revisions are requested to the existing master plan.

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 recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Master Plan

Revision on Property Zoned PDP(IND)/Planned Development Project (Industrial) with performance conditions.

REVIEW PROCESS

Michelle Miller	Approved	05/20/2026	1:50 PM
Natasha Lopez Perez	Approved	05/26/2026	1:34 PM
Toni Brady	Approved	05/26/2026	2:34 PM
Victoria Via	Approved	05/26/2026	2:35 PM



STAFF REPORT

HEARINGS: Planning & Zoning Commission: June 8, 2026
Board of County Commissioners: July 7, 2026

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

FILE NUMBER: REZ-000026-2026

REQUEST: Master Plan Revision on Property Zoned PDP(IND) Planned Development Project (Industrial)

GENERAL LOCATION: East side of Kettering Road, approximately 1,332' south of Cortez Boulevard

PARCEL KEY NUMBER(S): 394424

APPLICANT'S REQUEST

The petitioner received approval from the Board of County Commissioners to establish a master plan on the subject site to move forward with the industrial center with a maximum development intensity of 2,400,000 square feet of gross floor area. on July 13, 2022.

The applicant has submitted a request to revise the existing master plan to increase the maximum building height for the subject site from 60' to 85'. This request is to accommodate the change in technology for distribution centers which requires extended ceiling heights for automated equipment.

No additional revisions are requested to the existing master plan.

SITE CHARACTERISTICS

Site Size 146 Acres

Surrounding Zoning; Land Uses

North:	PDP(GC)
South:	PDP(IND) – Distribution Center
East:	AR-2 – agricultural residential neighborhood
West:	CPDP – Sunrise Development (Currently in permitting)

Current Zoning: PDP(IND)

Future Land Use Map Designation: I-75/SR 50 PDD

LAND USE REVIEW

Building Height:

The petitioner is requesting an increase from 60' to 85' to accommodate the changing needs of distribution centers and to accommodate automation equipment.

Comments: As the subject property is located within the I-75/SR 50 PDD and is immediately adjacent to industrial development, this request is appropriate.

COMPREHENSIVE PLAN REVIEW

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
- d. transit;
- e. Opportunities that include primary industrial uses compatible with the placement of commercial or town center areas in order to enhance employment opportunities;
- f. Attractive, convenient and safe multi-modal connections to schools, parks and other identified community focal points;
- g. Attractive, convenient and safe bike and pedestrian connection to the Withlacoochee State Trail;
- h. Standards to create a "sense of place."

Comments: As this request seeks to expand the capabilities of the existing site to enhance employment opportunities, the request is consistent with the strategies of the I-75/SR 50 PDD.

FINDINGS OF FACT

The requested master plan revision is appropriate as it is consistent with the Comprehensive Plan strategies for the I-75/SR 50 Corridor and is compatible with the surrounding permitted and constructed 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 Property Zoned PDP(IND) Planned Development Project (Industrial) with the following performance 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. 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.
7. 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 if warranted by the Traffic Access Analysis. Roads Impact fee credits shall be issued for all eligible transportation improvements

- 8. 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.
- 9. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring parcels.
- 10. Minimum Building Setbacks:
 - Front: 75'
 - Side: 20'/0' (if buildings are connected)
 - Rear: 35'
- 11. Minimum Perimeter Setbacks:
 - From Kettering Road: 75'
 - From the northern boundary: 35'
 - From the southern boundary: 20'
 - From the eastern boundary: 35'
- 12. Maximum Building Height: 85'
- 13. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of notification by the Planning Department of the final BCC action . 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: _____



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):

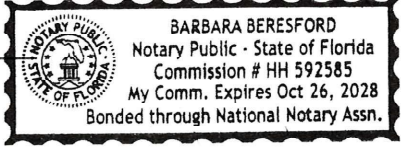
- [] I am the owner of the property and am making this application OR
[x] I am the owner of the property and am authorizing (applicant): Coastal Engineering Associates, INC
and (representative, if applicable):
to submit an application for the described property.

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

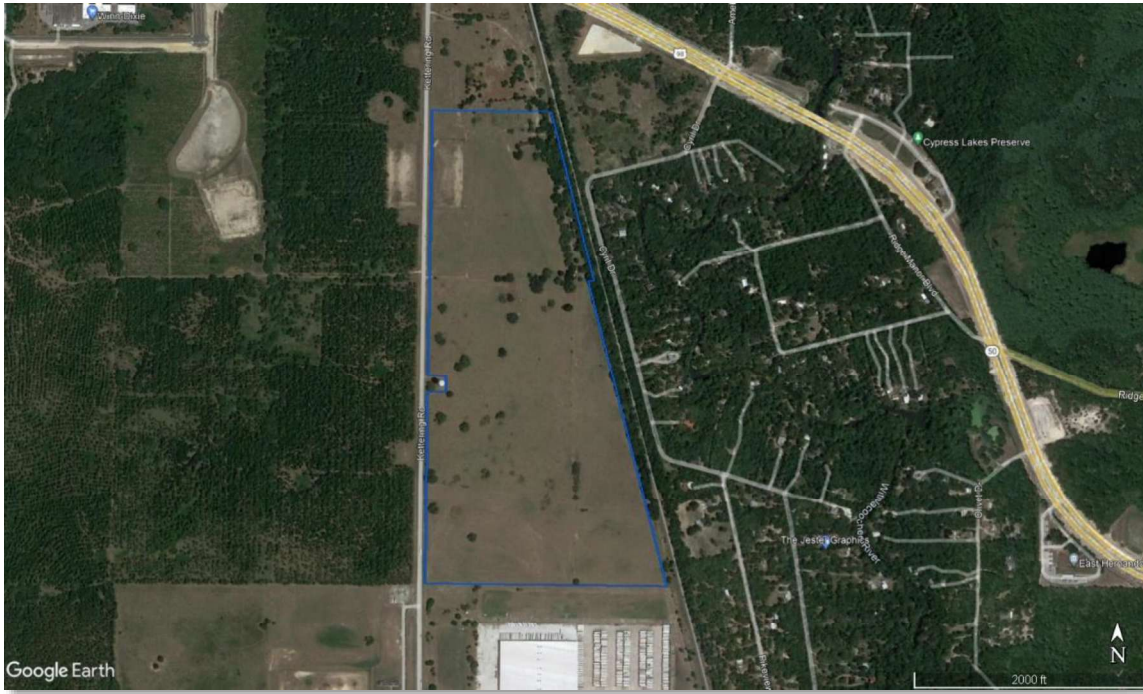


Figure 1. One Hernando LLC (Key No.00394424) Aerial & Location Map

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.

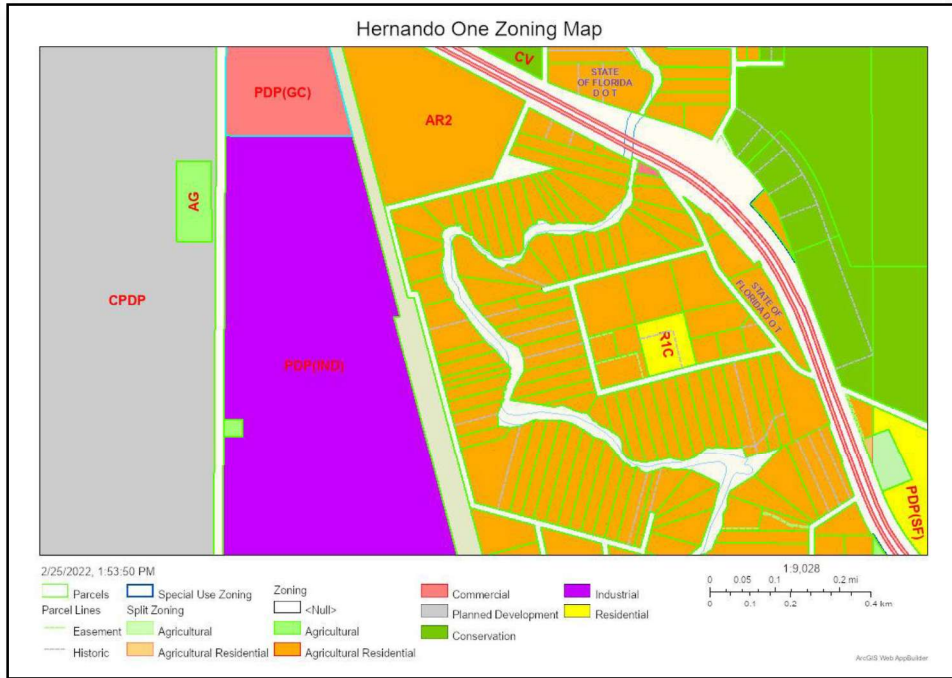


Figure 2. One Hernando LLC (Key No.00394424) Current Zoning Map

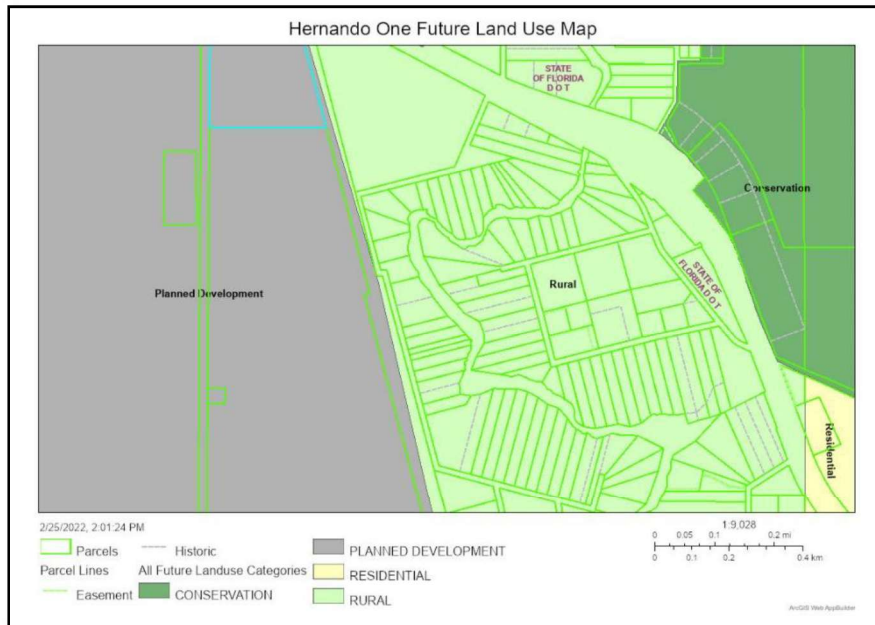


Figure 3. One Hernando LLC (Key No.00394424) FLU Map

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:

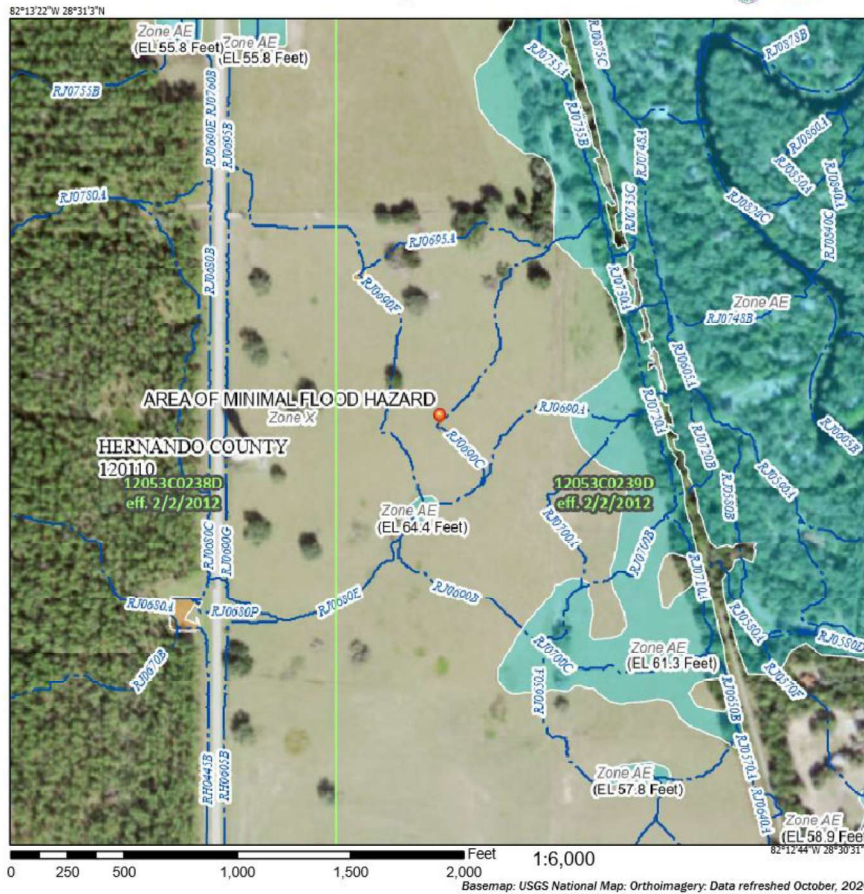
d. Opportunities that include primary industrial uses...

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, 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

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

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 Arredondo 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.

REZ-000026-2026 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.

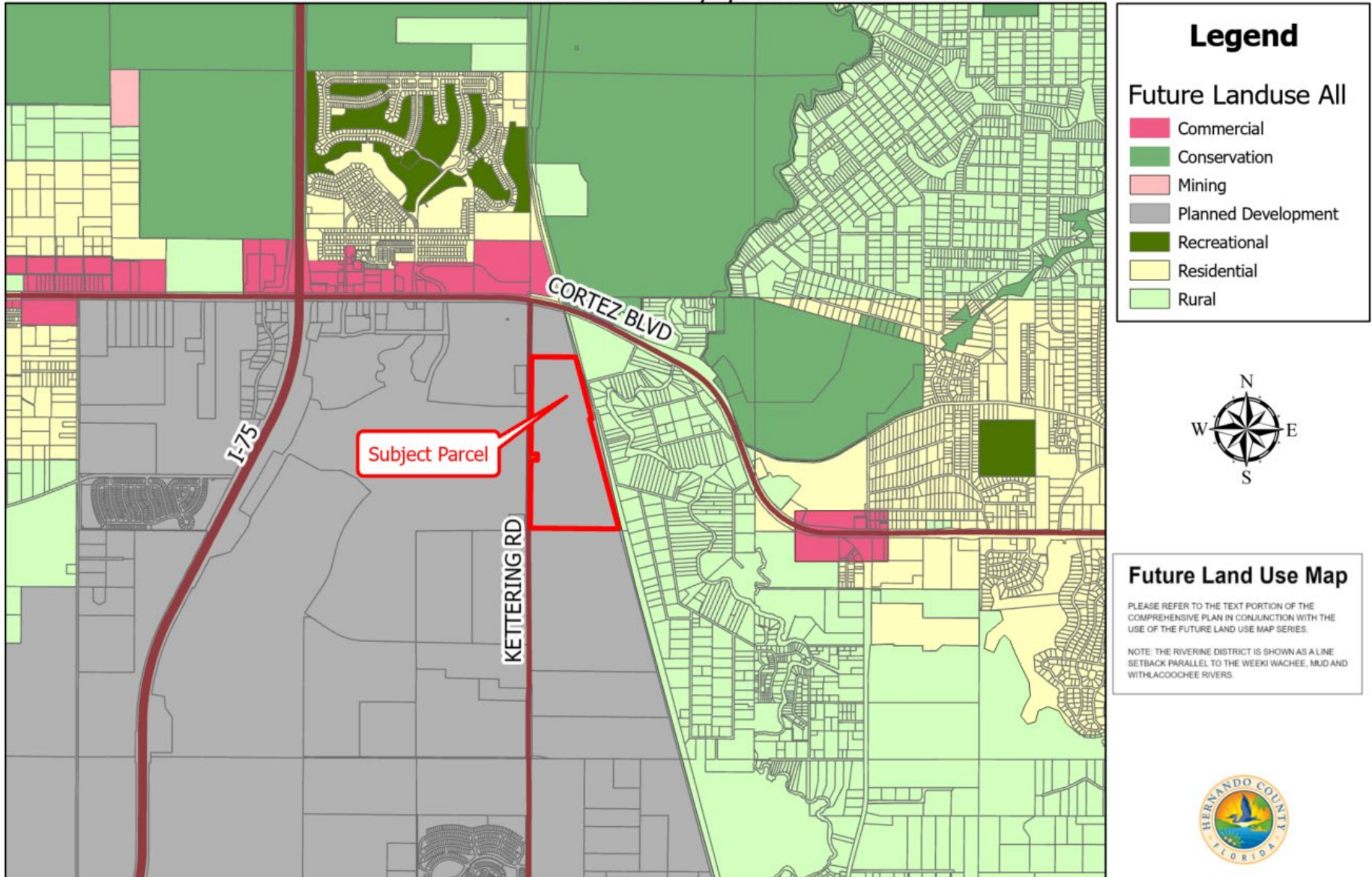


Not to Scale.

Hernando County Comprehensive Plan Map

Existing Future Land Use: REZ-000026-2026

Version Date: 6/8/2026



Legend

Future Landuse All

- Commercial
- Conservation
- Mining
- Planned Development
- Recreational
- Residential
- Rural



Future Land Use Map

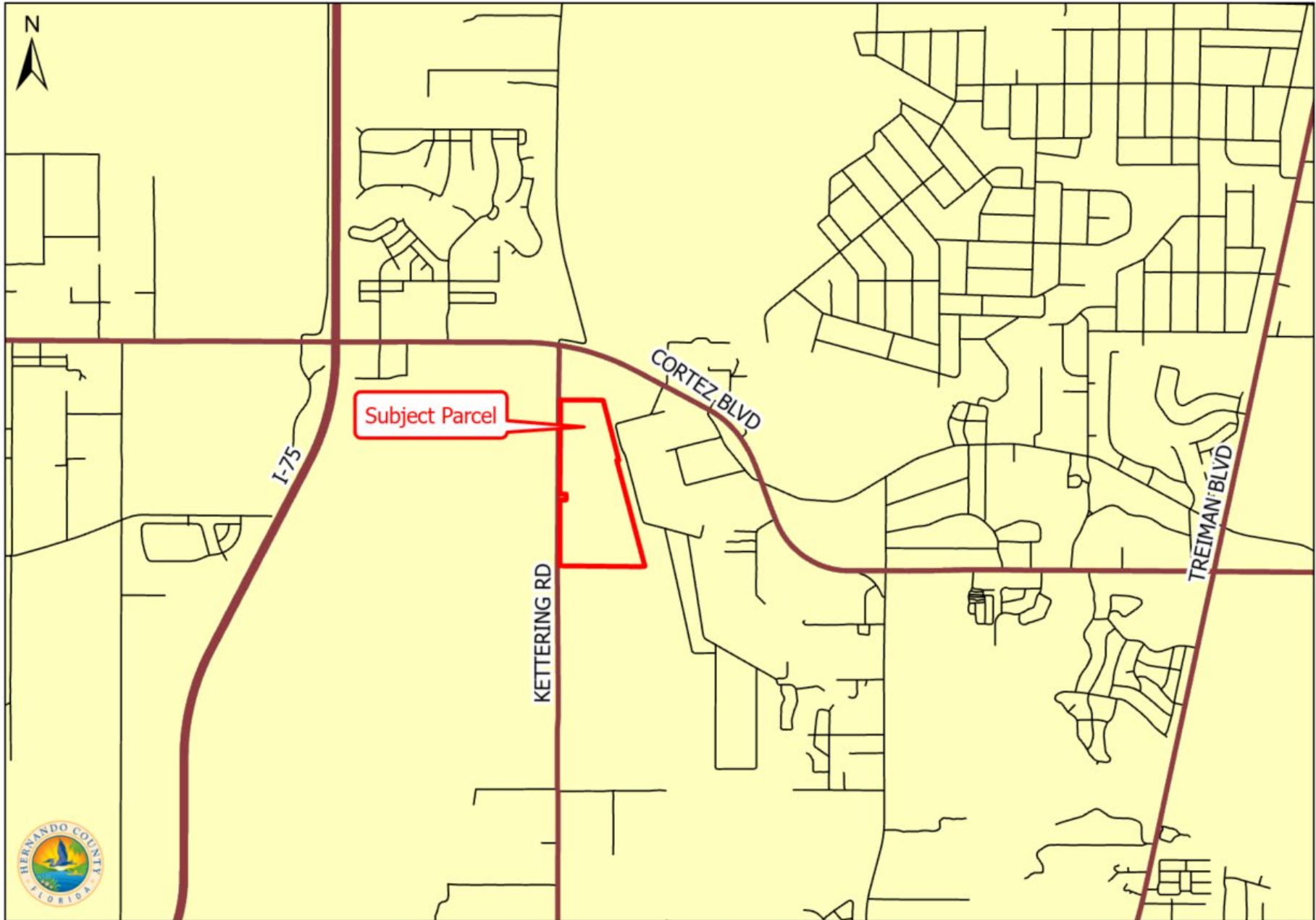
PLEASE REFER TO THE TEXT PORTION OF THE COMPREHENSIVE PLAN IN CONJUNCTION WITH THE USE OF THE FUTURE LAND USE MAP SERIES.

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

Not to Scale.

REZ-000026-2026 Area Map

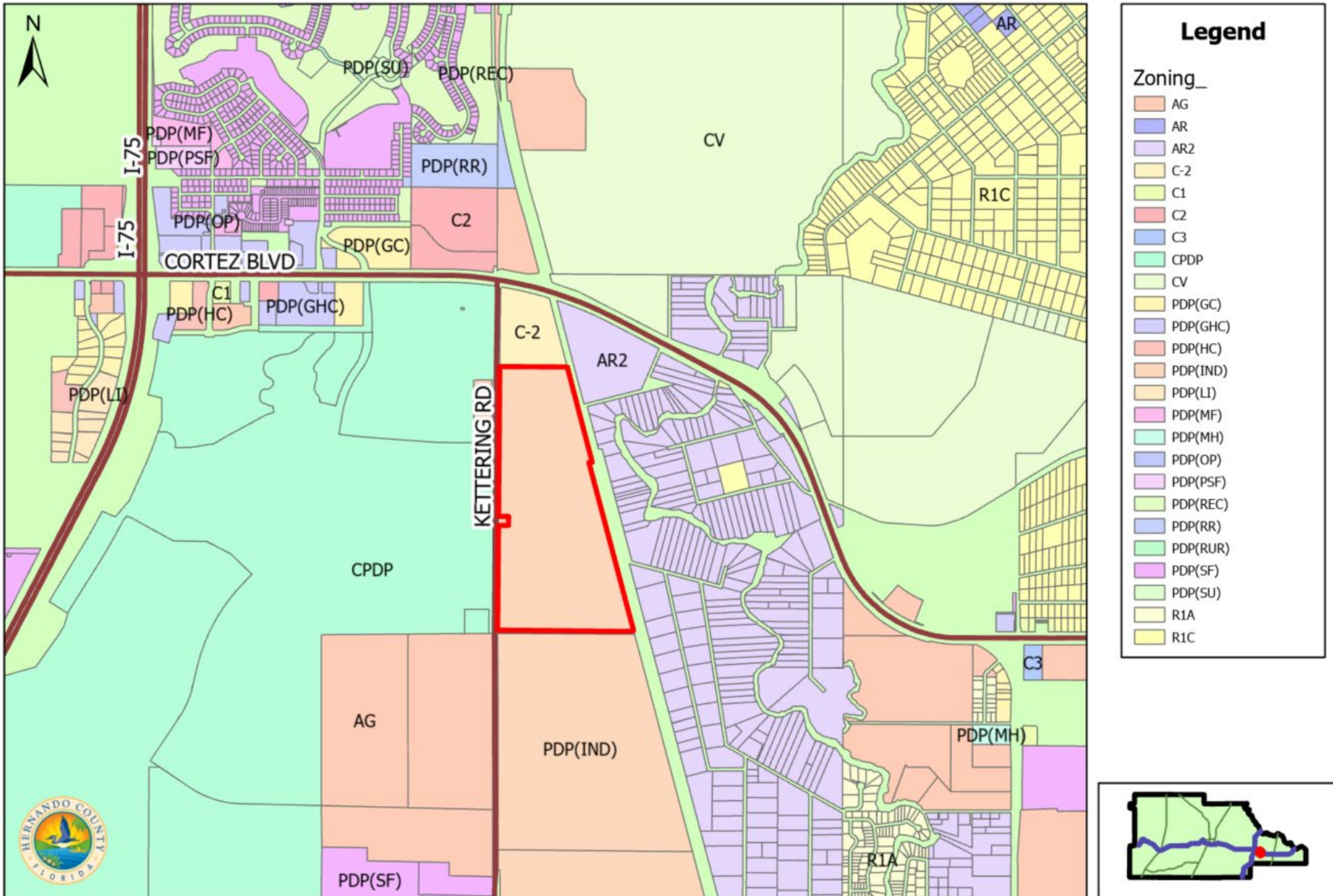
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Not to Scale.

REZ-000026-2026 Zoning Map

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Hernando County Tech GIS
with Hernando County Planning Department
Project date: June 8, 2026

Not to Scale.