

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: December 3, 2025

File No. _____ Official Date Stamp:

APPLICANT NAME: Walmart Stores East, LP

Address: 2608 SE J Street

City: Bentonville

State: AR

Zip: 72716

Phone: 479-721-4527

Email: frank.rojas@walmart.com

Property owner's name: (if not the applicant)

REPRESENTATIVE/CONTACT NAME: Ross Lemoine

Company Name: CPH Consulting, LLC

Address: 5601 Mariner Street, Suite 105

City: Tampa

State: FL

Zip: 33609

Phone: 813-288-0233

Email: ross.lemoine@cphcorp.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name)

Contact Name:

Address:

City:

State:

Zip:

PROPERTY INFORMATION:

1. PARCEL(S) **KEY** NUMBER(S): 01384932
2. SECTION 29, TOWNSHIP 23, RANGE 17
3. Current zoning classification: PDP/GC
4. Desired zoning classification: PDP/GC with C-2 Uses to allow fuel station
5. Size of area covered by application: 24.4
6. Highway and street boundaries: Commercial Way/Osowaw Blvd.
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: none)

PROPERTY OWNER AFFIDAVIT

I, Frank Rojas, 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): Walmart Stores East, LP
and (representative, if applicable): CPH Consulting, LLC
to submit an application for the described property.

Signature of Property Owner

STATE OF ~~FLORIDA~~ Arkansas
COUNTY OF ~~HERNANDO~~ Benton

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of April, 2026, by Frank Rojas who is ☒ personally known to me or ☐ produced as identification.

Hallie Bussman
Signature of Notary Public



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

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. H-26-09 Official Date Stamp:

RECEIVED

DEC 05 2025

HERNANDO COUNTY ZONING

Date: December 3, 2025

APPLICANT NAME: Walmart Stores East, LP

Address: 2608 SE J Street

City: Bentonville

State: AR

Zip: 72716

Phone: 479-721-4527

Email: frank.rojas@walmart.com

Property owner's name: (if not the applicant) _____

REPRESENTATIVE/CONTACT NAME: Ross Lemoine

Company Name: CPH Consulting, LLC

Address: 5601 Mariner Street, Suite 105

City: Tampa

State: FL

Zip: 33609

Phone: 813-288-0233

Email: ross.lemoine@cphcorp.com

HOME OWNERS ASSOCIATION: ☐ Yes ☒ No (if applicable provide name) _____

Contact Name: _____

Address: _____

City: _____

State: _____

Zip: _____

PROPERTY INFORMATION:

1. PARCEL(S) KEY NUMBER(S): 01384932

2. SECTION 29, TOWNSHIP 23, RANGE 17

3. Current zoning classification: _____

4. Desired zoning classification: Commercial

5. Size of area covered by application: 24.4

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: none)

PROPERTY OWNER AFFIDAVIT

I, Frank Rojas, have thoroughly examined the instructions for filing this application and state and affirm that all information submitted within this petition are true and correct to the best of my knowledge and belief and are a matter of public record, and that (check one):

☒ I am the owner of the property and am making this application OR

☐ I am the owner of the property and am authorizing (applicant): _____

and (representative, if applicable): _____

to submit an application for the described property.

Signature of Property Owner

Arkansas
STATE OF ~~FLORIDA~~

COUNTY OF Benton

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of December, 2025, by Frank Rojas who is

☒ personally known to me or ☐ produced personally known as identification.

Signature of Notary Public

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

Rezoning Application Form_05.15.20 Fillable Test

NICK BUTLER
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 12/31/33
COMMISSION NO. 12725715

Notary Seal/Stamp



5601 Mariner Street
Suite 105
Tampa, FL 33609
Phone: 813.288.0233
Fax: 813.288.0433

Project Description Letter

Proposed Walmart Fuel Station

1485 Commercial Way, Spring Hill, FL 34606

Proposal:

The proposed development involves converting a portion of the existing retail parking lot into a full-service fuel station and convenience store. The project does not alter the current land use designation, as the parcel is zoned PDP(GC) with C-2 uses, which allows fuel stations and convenience retail by right. The fueling facility will occupy approximately 1.36 acres of the existing commercial site. No residential uses are proposed; therefore, no residential density calculations are required. The development includes a 1,618-square-foot convenience store building with a height of 18 feet, along with an overhead fuel canopy with a maximum height of 17 feet, 8 inches. While the project will result in a reduction of parking spaces, the overall parking counts within the parent shopping center continue to meet or exceed the required minimum ratio. No deviations from the Land Development Regulations are requested. Planning review is sought solely to incorporate the fuel station installation into the previously approved master plan development.

Site Characteristics:

The parent commercial site encompasses approximately 30.14 acres and is currently developed and operated as a retail shopping center with associated parking and internal access drives. The proposed fuel station will occupy a 1.36-acre portion of the existing paved parking area. Existing on-site activities consist primarily of commercial operations, customer parking, and vehicular circulation associated with the active retail uses. No additional uses beyond those identified are present on the site.

Environmental Considerations

The subject property is located within FEMA Flood Zone X, per FEMA FIRM Panel No. 12053C0284E, and is therefore considered to be an area of minimal flood risk. Existing and proposed stormwater drainage will be managed through surface runoff to inlet structures, which will then be conveyed via the existing underground pipe network to the on-site detention ponds. The current site consists predominantly of paved parking areas with intermittent landscaped parking islands, as well as an overgrown treeline along the Commercial Way frontage. There are no water features, wetlands, protected habitats, or other environmentally sensitive natural features present on-site, and therefore no anticipated environmental impacts associated with the proposed development. A Phase I Environmental Site Assessment has been prepared for the project and is included as part of the application submittal.