



## STAFF REPORT

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**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

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### 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

<b>Site Size</b>	146 Acres
<b>Surrounding Zoning; Land Uses</b>	North: PDP(GC) South: PDP(IND) – Distribution Center East: AR-2 – agricultural residential neighborhood West: CPDP – Sunrise Development (Currently in permitting)
<b>Current Zoning:</b>	PDP(IND)
<b>Future Land Use Map Designation:</b>	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.

**PLANNING AND ZONING COMMISSION RECOMMENDATION**

On June 8, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioner’s request to rezone from PDP(SF) Planned Development Project (Single Family) to PDP(OP) Planned Development Project (Office Professional) with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and 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.