

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: 07/17/2025

File No. H-25-44 Official Date Stamp:

RECEIVED

AUG 06 2025

Hernando County Development Services
 Zoning Division

APPLICANT NAME: Maine Drilling and Blasting, Inc.

Address: 542 Brunswick Avenue

City: Gardiner

State: ME

Zip: 04345

Phone: Email: bscott@mdandb.com

Property owner's name: (if not the applicant) Harden Mark, Harden Josephine E

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Boulevard

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): 00075965
2. SECTION 29, TOWNSHIP 21, RANGE 19
3. Current zoning classification: AR2
4. Desired zoning classification: PDP-HHC (Planned Development Project – Heavy Highway Commercial)
5. Size of area covered by application: 4.8 acres
6. Highway and street boundaries: Lake Lindsey Road and Ponce De Leon Boulevard
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, Mark Harden, 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): Maine Drilling and Blasting, Inc.
 and (representative, if applicable): Coastal Engineering Associates, Inc.
 to submit an application for the described property.

3576
 Signature of Property Owner

STATE OF FLORIDA
 COUNTY OF ~~HERNANDO~~ Washington

The foregoing instrument was acknowledged before me this 18 day of July, 20 25, by Mark Harden who is personally known to me or produced Ida Delia as identification.

Carol S. Bertovich
 Signature of Notary Public

Commonwealth of Pennsylvania - Notary Seal
 Carol S. Bertovich, Notary Public
 Washington County
 My commission expires February 28, 2029
 Commission number 1011164

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

PRINT FORM

CLEAR FORM

Notary Seal/Stamp

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9. Will additional time be required during the public hearing(s) and how much? ☐ Yes ☒ No (Time needed: _____)

PROPERTY OWNER AFFIDIVAT

I, Josephine E. Harden, 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): Maine Drilling and Blasting, Inc.

and (representative, if applicable): Coastal Engineering Associates, Inc.

to submit an application for the described property.

STATE OF ~~FLORIDA~~ ^{Pa}
COUNTY OF ~~HERNANDO~~ ^{Washington}

The foregoing instrument was acknowledged before me this 18 day of July, 2025, by Josephine E. Harden who is personally known to me or produced as identification.

Signature of Notary Public

Signature of Property Owner

Commonwealth of Pennsylvania - Notary Seal
Carol S. Bertovich, Notary Public
Washington County
My commission expires February 28, 2029
Commission number 17164

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

PRINT FORM

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Notary Seal/Stamp

Rezoning Application Narrative

Parcel Key 75965

Applicant: Maine Drilling and Blasting



Figure 1. Parcel Key 75965 - Aerial and Location Map

General:

The 4.8 acre vacant site is located south of Lake Lindsey Road at its intersection with US 98. Refer to Figure 1 above for the general location and aerial view.

Site Zoning and Land Use:

The site is currently zoned AR2 (Agricultural Residential District/single family dwellings and mobile homes). Please refer to Figure 2 below for the site zoning.



Figure 2. Parcel Key 75965 - Zoning Map

The site is currently designated as Commercial on the Comprehensive Plan Future Land Use Map. The present zoning is not consistent with the future land use designation. Please refer to Figure 3 below for the FLUM designation.

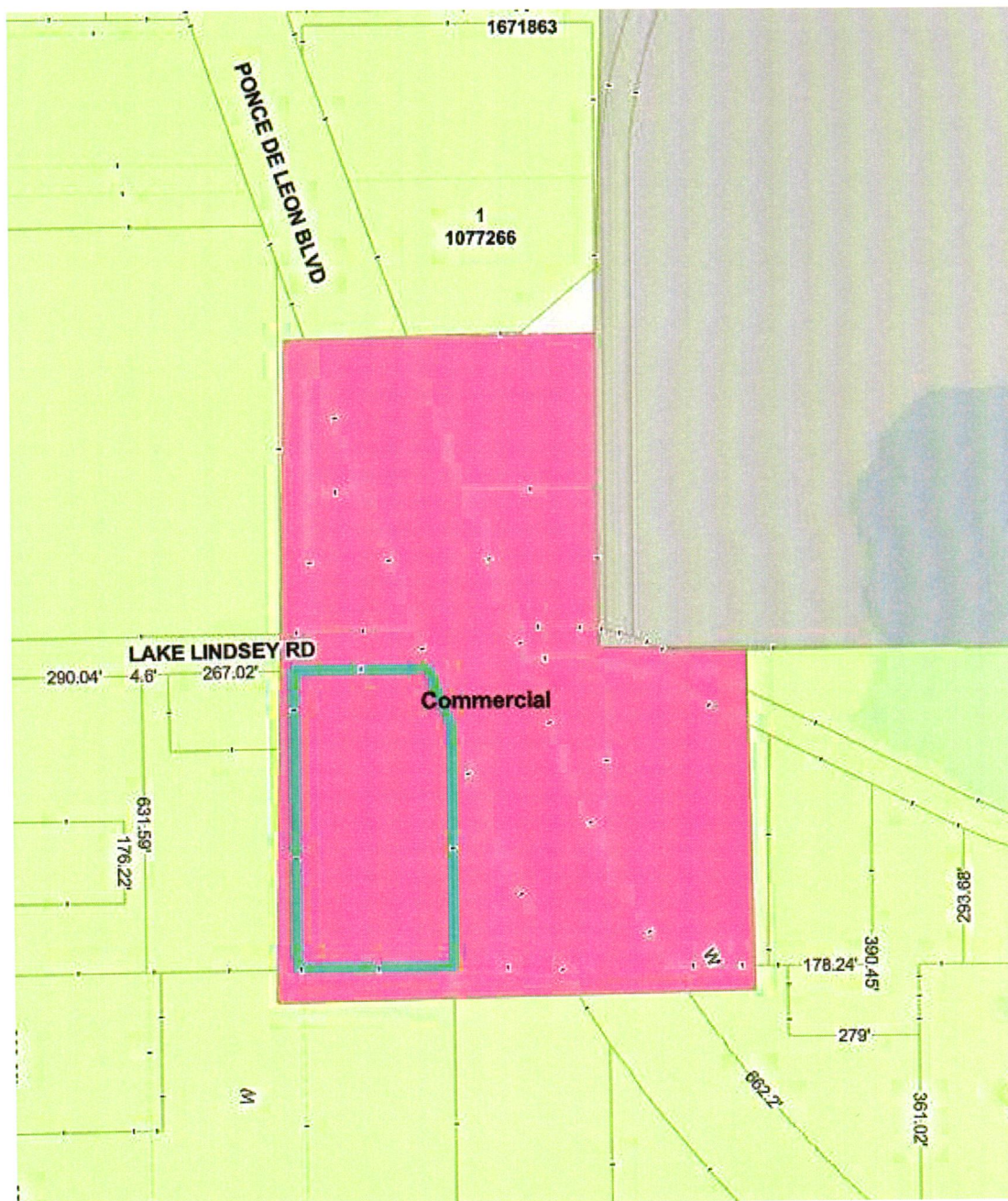


Figure 3. Parcel Key 75965- Future Land Use Map

The following table identifies adjacent zoning and the comprehensive plan's future land use map designations.

	Zoning	FLU	Property Use
North	R1A, C-2, Commercial heavy equipment sales and repair, C-4	Commercial	Vacant, Ring Power Equipment, Goodwin Brothers Construction
South	AG, AR 2	Commercial, Rural	Vacant, Rural Residential
East	AR 2, CPDP	Commercial/Quarry Preserve PDD, Rural	Vacant, Rural Residential
West	AR 2	Rural	Rural Residential, Vacant

Request:

The applicant is requesting a rezoning to PDP/HHC (Planned Development Project/Heavy Highway Commercial) for a heavy construction services establishment. The PDP/HHC District allows all permitted uses in the C-4 District. Heavy construction services is a permitted use in the C-4 District.

Project Description:

The applicant is requesting a rezoning to PDP/HHC and a master plan to build p to 20,000 square feet of building, associated outdoor storage and parking for a heavy construction services establishment. The company is an engineering and construction services company that specializes in drilling and geotechnical work for construction projects, roadways, foundations and mining. Maine Drilling and Blasting provides fabrication and maintenance on drills and intends to use this site for that purpose.

Due to the site's limited frontage along US 98, access from Lake Lindsey Road is being proposed. A potential joint access directly to US 98 is being pursued with the owners of parcel key number 75974. If that takes place, the applicant intends to use the US 98 entrance as its main access point. Anticipated placement of the building(s) will be toward the eastern (US 98) portion of the property. With potable water and wastewater treatment service not available, the limited demands for the facility will be handled via well and septic. Stormwater retention will be handled on site and is conceptually located on the master plan.

Comprehensive Plan Consistency:

The subject property is designated Commercial on the future land use map.

The request is consistent with the following Goals, Objectives and Strategies from the Hernando County 2040 Comprehensive Plan.

Commercial Category

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.

Analysis: The site is located in a Commercial Category as depicted on the Future Land Use Map where new commercial zoning is intended. The site is also located at an intersection along a major transportation corridor (Ponce De Leon Boulevard).

Commercial Nodes

Strategy 1.04G(2): Commercial development as mapped by the Future Land Use Map is intended to create and identify functional nodes that conveniently serve the supporting population without compromising the integrity of residential areas. Commercial nodes:

- a. are located at the intersections of roads having collector status or greater;
- b. recognize concentrations of existing commercial development;
- c. are generally less than 100 acres in size within the Adjusted Urbanized Area of the County;
- d. are generally less than 60 acres in size outside of or on the fringe of the Adjusted Urbanized Area of the County;
- e. may be located in Centers or Corridors pursuant to the related strategies

Analysis: The site is located in a designated commercial node at the intersection of Ponce De Leon Boulevard and Lake Lindsey Road.

Specialty Commercial

Strategy 1.04G(14): Heavy Commercial uses may be established to accommodate those uses that have potential impacts too significant for a standard commercial district and shall meet the following criteria:

- a. not to be located proximate to residential housing;
- b. be accessible to arterial or major collector roadways without requiring the use of residential roads;

- c. provide for adequate buffers, screening and transition;
- d. minimize negative impacts to adjoining properties.
- e. minimize the visual impacts of outdoor storage

Analysis: The area is characterized by heavy commercial and construction related uses, including Ring Power heavy equipment service and sales, Alans Roofing, Suncoast Pavers and Goodwin Brothers construction. In addition, the Quarry Preserve PDD includes approval for an 850,000 square foot business park on 85 acres. Access to the site from is from Ponce De Leon Boulevard, a designated arterial roadway by the Comprehensive Plan. The site meets the locational/use criteria of Strategy 1.04G(14). The request is also compatible with nearby uses.

Proposed Dimensional Standards:

Perimeter Building Setbacks

North - 75 feet (Lake Lindsey Road)

East where adjacent to US 98 Ponce De Leon Boulevard : 75' (deviation from 125 feet)

East where adjacent to parcel key number 75974 : 35'

West - 50 feet

South - 35 feet

Maximum Building square feet - 20,000

Building Height – 50 feet

Minimum Distance Between Buildings – 15 feet

Outdoor storage areas will be screened by an 8 foot high fence where visible from outside the property.

Buffers

North - 30 natural vegetative buffer

East where adjacent to US 98 Ponce De Leon Boulevard : 20 foot landscape buffer

East where adjacent to parcel key number 75974 : 10' natural vegetative buffer

West - 30 natural vegetative buffer

South - 20 natural vegetative buffer

Site Conditions

Environmental

A preliminary environmental site visit was conducted on July 9, 2025. The following are the results of the site visit:

- A small portion of the subject property was previously cleared for a residential dwelling.

- The property is undeveloped and contains an assemblage of laurel oak, southern magnolia, water oak, longleaf pine, and pignut hickory trees.
- Specimen trees (18-inch dbh and greater) were detected.
- No listed species were detected.
- The soils are somewhat poorly drained.
- No jurisdictional wetlands or other surface waters were detected.

Topography

The site is relatively flat and sits at an elevation of 90 feet MSL. Please refer to Figure 4.



Figure 4. Parcel Key 75965-Topography Map

Floodplain

The site is not located in a designated floodplain. Please refer to Figure 5.



Figure 5. Parcel Key 75965 -Floodplain Map

Soils

The site soils consists primarily of Wauchula Fine Sand. The Wauchula series consists of very deep, very poorly or poorly drained, moderately slow or slowly permeable soils on flatwoods on the lower coastal plains. Refer to Figure 6 for the Soils Map.

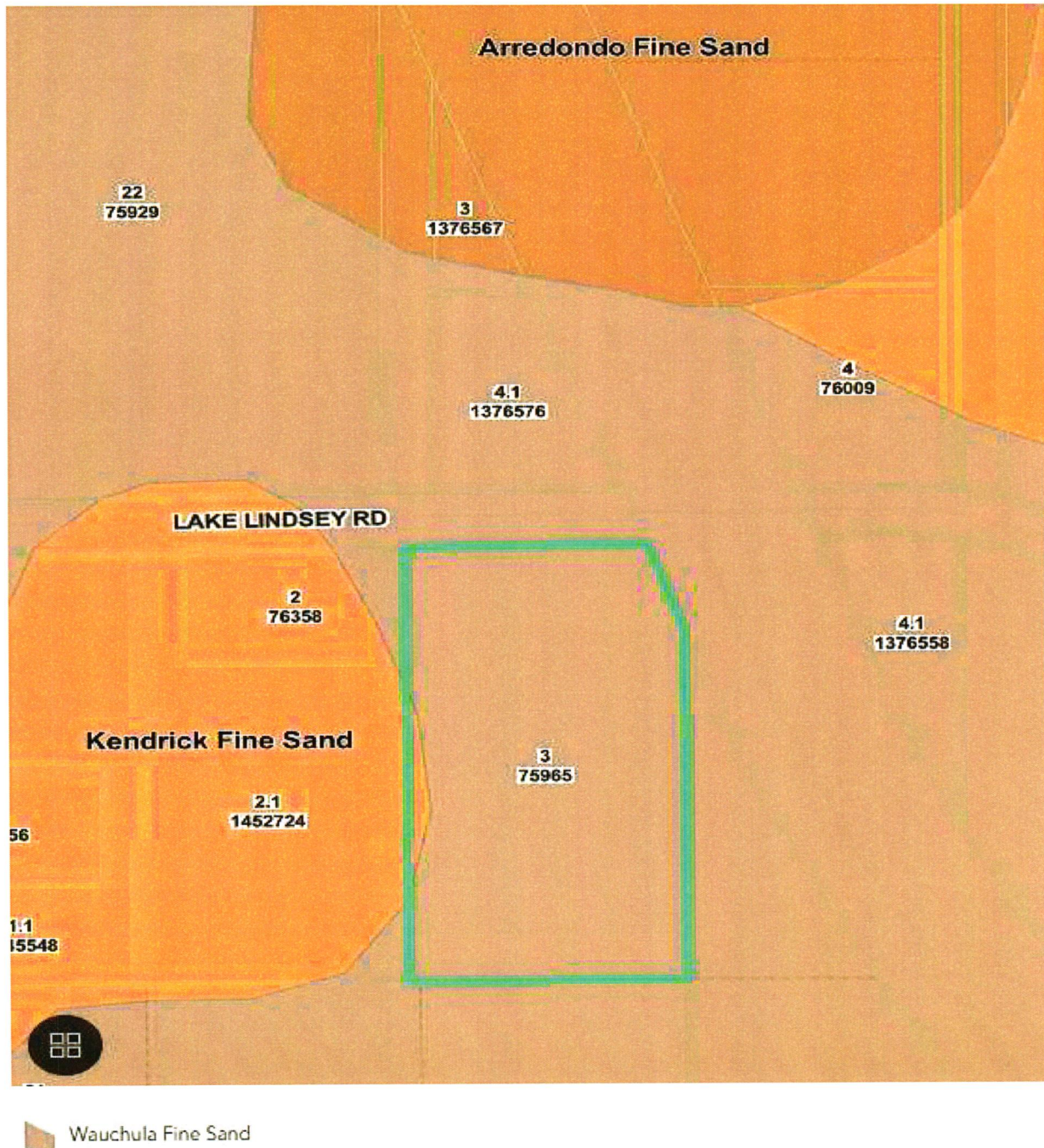


Figure 6. Parcel Key 75965 -Soils

Access

The project has sufficient frontage along Lake Lindsey Boulevard, a 2 lane undivided collector roadway. The site has roughly 150 feet of road frontage on Ponce De Leon Boulevard (US 98), an arterial roadway on the Comprehensive Plan thoroughfare map. The intersection is signalized and includes dedicated left turn lanes. The roadways have an excellent level of service. Due to the site's limited frontage along US 98, access from Lake Lindsey Road is being proposed. A potential joint access directly to US 98 is being pursued with the owners of parcel key number 75974. If that takes place, the applicant intends to use the US 98 entrance as its main access point.

Utilities

The site does not have access to public water or sewer. The project will be developed with a private well and septic system.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD). The site is of sufficient size to accommodate required drainage retention.

Deviations

A deviation to the building setback of 125 to 75 feet from US 98n is requested to allow flexibility in the location potential buildings.

The applicant is requesting a waiver of the frontage road requirement of Section 24-2 of the Land Development Regulations (Code of Ordinances) due to that fact that there are no frontage roads on the adjoining parcels and there is no logical connection. If access is secured directly from US 98, a joint access could be configured with the adjacent property to the south.