HERNANDO COUNTY ZUNING 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



APPLICANT NAME: Maine Drilling and Blasting, Inc.			
Address: 542 Brunswick Avenue			
City: Gardiner		Zip: 04345	
Phone: Email: bscott@mdandb.com	n		
Property owner's name: (if not the applicant) Harden Mark, Har			
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-en	gineering.com		
HOME OWNERS ASSOCIATION: ☐ Yes ☑ No (if applicable provide	de name)		
Contact Name:			
Address:	_ City:	State: Zip:	
PROPERTY INFORMATION:			
1. PARCEL(S) KEY NUMBER(S): 00075965			
	PANCE	, RANGE 19	
3. Current zoning classification: AR2	, KANOE	10	
4. Desired zoning classification: PDP-HHC (Planned Development PDP-HHC)	opment Project - Heavy Highwa	av Commercial)	
5. Size of area covered by application: 4.8 acres			
6. Highway and street boundaries: Lake Lindsey Road and Por	ice De Leon Boulevard	The state of the s	
7. Has a public hearing been held on this property within the past	welve months? Yes No		
8 Will expert witness(es) be utilized during the public hearings?		yes, identify on an attached list.)	
9. Will additional time be required during the public hearing(s) and			
	a now mach. E reservo (1)	me 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 t belief and are a matter of public record, and that (check one):	his petition are true and correct to	the best of my knowledge and	
	O.D.		
☐ I am the owner of the property and am making this application			
I am the owner of the property and am authorizing (applicant):			
and (representative, if applicable): Coastal Engineering Associates	s, Inc.		
to submit an application for the described property.	2 - >/		
	75 100		
Re -	Simple f Breat Co		
STATE OF FLORIDA	Signature of Property Own	ner	
STATE OF FLORIDA COUNTY OF HERNANDO Washing for	1		
The foregoing instrument was acknowledged before me this/8	day of filer	20 25 by	
Mark Harber who is personal	ly known to me or produced A	OR / 10 as identification.	
1	Commonwealth of	Pennsylvania - Notary Seal tovich, Notary Public	
	Wash	nington County	
10 1 a D 1 Bust 1		expires February 28, 2029	
/ Must Delegover	Commission	on number 1011164	
Signature of Notary Public			
	37		
Effective Date: 11/8/16 Last Revision: 11/8/16 PRINT FO	RM CLEAR FORM	Notary Seal/Stamp	

HERNANDO CO	UNTY ZONING AMENDMENT PETITION	File No.	Official Date Stamp:
HERALINGO COUNTY	Application to Change a Zoning Classification	The No.	Official Date Stamp.
ZANDO COL			
Z	Application request (check one):		
H Z	Rezoning Standard PDP		
	Master Plan □ New □ Revised		
ORIDE	PSFOD □ Communication Tower □ Other		
Date: 07/17/202	PRINT OR TYPE ALL INFORMATION 5		
	Maine Drilling and Blasting Inc		
	unswick Avenue		
City: Gardiner		State: ME	Zip: 04345
Phone:	Email: bscott@mdandb.com		
Property owner's	s name: (if not the applicant) Harden Mark, Harden Josephine	E	
REPRESENTATIVE/			
	Coastal Engineering Associates, Inc.		
	andlelight Boulevard		7: 04004
City: Brooksville	6-9423 Email: permits@coastal-engineering.com	State: FL	Zip: 34601
	SOCIATION: See No (if applicable provide name)		
Contact Name:			
Address:	City:	State:	Zip:
PROPERTY INFORM	MATION:		
1. PARCEL(S) KEY	Y NUMBER(S): 00075965		
	, TOWNSHIP 21	, RANGE <u>19</u>	
Current zoning class Desired coning class		- Heavy Highway Co	ommercial)
 Desired zoning cl Size of area cover 	red by application: 4.8 acres	- ricavy riigitway O	Similar Cial)
6. Highway and stre	et boundaries: Lake Lindsey Road and Ponce De Leon Bo	oulevard	And the second s
	ing been held on this property within the past twelve months?		
•	ss(es) be utilized during the public hearings?		dentify on an attached list.)
	me be required during the public hearing(s) and how much?	☐ Yes ☑ No (Time no	eeded:)
PROPERTY OWNER			
TROTERTTOWNER	AFFIDITAL		
I, Josephine E. Harde	n , have tho	roughly examined the in	nstructions for filing this
	affirm that all information submitted within this petition are t	rue and correct to the be	est of my knowledge and
	f public record, and that (check one):		
	f the property and am making this application OR		
	f the property and am authorizing (applicant): Maine Drilling ar	nd Blasting, Inc.	
	if applicable): Coastal Engineering Associates, Inc.		
to submit an appl	ication for the described property.	/	
	/ Manhini	E Hand	1 -
Pa	Sign	nature of Property Owner	
STATE OF FLORIDA	- Deliziator	1	_
COUNTY OF HERNAL		les 0	2025
The foregoing instrumer	nt was acknowledged before me this day of day of who is personally known to me	or produced AD	as identification.
garnet	Commonwealth of Penns	Sylvania - Notery Seal	as identification.
/ / //	Carol S. Bertovich Washington	, Notary Public	
11 1 /1	My commission expire:	s February 28, 2029	
luch	ZULLA UCK Commission num	nber 1 154	

Signature of Notary Public

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

PRINT FORM

CLEAR FORM

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 is 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.

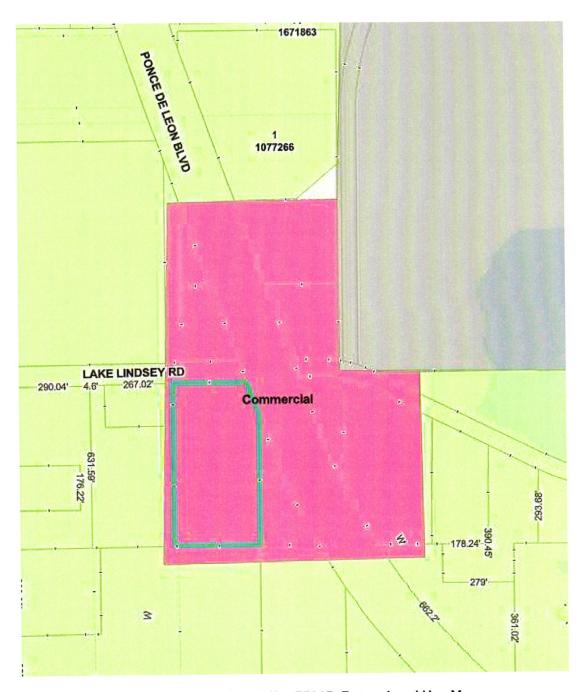


Figure 3. Parcel Key 75965- Future Land Use Map

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

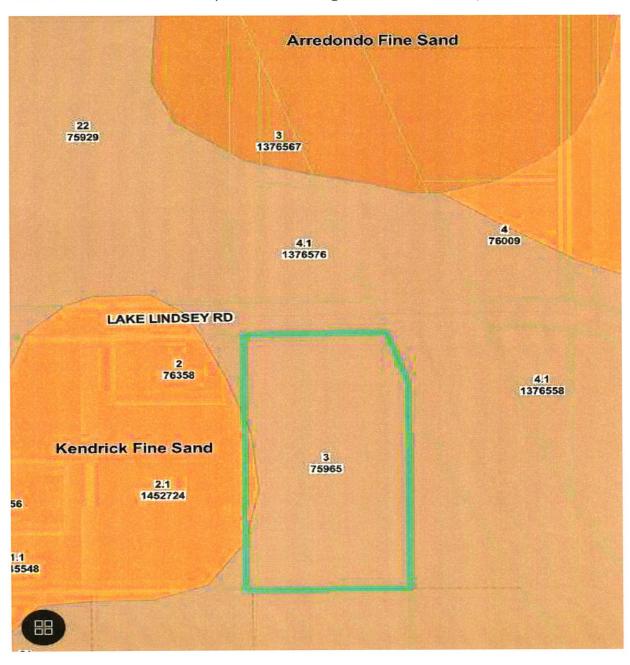
The site is not located in a designated floodplain. Please refer to Figure 5.



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.



Wauchula Fine Sand

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.