



STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 10, 2025
Board of County Commissioners: January 6, 2025

APPLICANT: Maine Drilling and Blasting Inc

FILE NUMBER: H-25-44

REQUEST: Rezoning From AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations.

GENERAL LOCATION: Southwest Corner of Lake Lindsey Road and Ponce De Leon Boulevard

PARCEL KEY NUMBER(S): 75965

APPLICANT'S REQUEST

The petitioner is requesting a rezoning from AR-2 (Agricultural Residential) to PDP(HHC) – Planned Development Project (Heavy Highway Commercial) to allow for the development of a Heavy Construction Service Establishment, including outdoor storage and parking.

The proposed development includes the construction of a 20,000-square-foot building, along with associated outdoor storage areas and parking. The business is an engineering and construction services company specializing in drilling and geotechnical work for construction projects, roadways, foundations, and mining operations. The company also provides fabrication and maintenance of drilling equipment and intends to use this site for those operations.

Due to the unavailability of centralized potable water and wastewater services, the site will be served by a private well and septic system.

Access

Primary access to the site is currently proposed from Lake Lindsey Road. However, the petitioner is also in discussions with the owners of Parcel Key #75974, located along Ponce De Leon Boulevard, to establish joint access. If an agreement is finalized, the petitioner intends to use Ponce De Leon Boulevard as the main access point.

Requested Deviations

The petitioner is requesting the following deviations from the Land Development Regulations:

- Building Setback Reduction: A reduction in the required building setback along Ponce De Leon Boulevard from 125 feet to 75 feet, to allow greater flexibility in building placement.
- Frontage Road Requirement: A deviation from the frontage road requirement specified in Section 24-2 of the Land Development Regulations. The request is based on the

absence of existing frontage roads on adjacent parcels and the lack of a logical connection for such a road in this area.

SITE CHARACTERISTICS

Site Size	4.8 Acres
Surrounding Zoning; Land Uses	North: Lake Lindsey Rd/ R1A; Undeveloped South: Agriculture; Developed East: Ponce De Leon Blvd/ AR2; Undeveloped West: AR2; Developed
Current Zoning:	Agriculture Residential/ AR2
Future Land Use Map Designation:	Commercial

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 at the time of commercial remodel permit application.

UTILITIES REVIEW

The **Hernando County Utilities Department (HCUD)** has reviewed this the petitioners request and provided the following comments:

- This property is located within the City of Brooksville Utility Department's (CBUD) first right to serve district; contact CBUD for any utility related comments. Parcel Key# 75965.

The **City of Brooksville Utilities Department (CBUD)** has reviewed this the petitioners request and provided the following comments:

- The site is not within City limits and not currently connected to City of Brooksville utilities. Connections are not available in the area. City of Brooksville utilities can be reached at (352) 540-3860.

Comments: The petitioner shall contact City of Brooksville Utilities Department (CBUD) for any utility-related concerns.

ENGINEERING REVIEW

The subject site is located on the Southwest Corner of Lake Lindsey Road and Ponce De Leon Boulevard. The applicant is seeking a deviation from the frontage road requirement specified in Section 24-2 of the Land Development Regulations. The request is based on the absence of existing frontage roads on adjacent parcels and the lack of a logical connection for such a road

in this area. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- A Frontage Road is required as Ponce De Leon (US-98) is an Arterial roadway.
- The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County Facility Design Guidelines standards.
- U.S. 98/Ponce De Leon Blvd. is within the jurisdiction of FDOT/Florida Dept. of Transportation, Access management and drainage permits may be required.

Comments: The petitioner shall be required to modify the master plan to provide a frontage road in accordance with the County Engineer requirements.

LAND USE REVIEW

The petitioner is requesting a rezoning from AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations.

Setbacks:

The petitioner is proposing the following setbacks:

- North (Lake Lindsey Rd): 75'
- South: 35'
- East (Ponce De Leon Blvd): 75' (Deviation from 125')
- East (Adj Property): 35'
- West: 35'

Comments: Due to the frontage road requirement along Ponce De Leon Boulevard, the deviation request from 125' to 75' cannot be supported. If the master plan is approved, the petitioner shall be required to meet the following setbacks:

- North (Lake Lindsey Rd): 75'
- South: 35'
- East (Ponce De Leon Blvd): 125'
- East (Adj Property): 35'
- West: 35'

Buffers:

The petitioner is proposing the following buffers:

- North (Lake Lindsey Rd): 30' Natural Vegetative Buffer
- South: 20' Natural Vegetative Buffer
- East (Ponce De Leon Blvd): 10' Natural Vegetative Buffer
- East (Adj Property): 10' Natural Vegetative Buffer
- West: 30' Natural Vegetative Buffer

Comments: The adjacent property to the East is zone AR2/ Agriculture Residential due to residential standards staff recommends a 20-foot landscape buffer. If the

master plan is approved, the petitioner shall be required to provide the following setbacks:

- | | |
|-----------------------------|-------------------------------|
| • North (Lake Lindsey Rd): | 30' Natural Vegetative Buffer |
| • South: | 20' Natural Vegetative Buffer |
| • East (Ponce De Leon Blvd) | 20' Natural Vegetative Buffer |
| • East (Adj Property): | 20' Natural Vegetative Buffer |
| • West: | 30' Natural Vegetative Buffer |

Lighting:

County Land Development Regulations 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 indicated any provisions for lighting of the subject property. If approved, the petitioner shall provide full or semi-cutoff fixtures as required by the County Land Development Regulations, to retain all light on site and prevent any light spillage onto neighboring residential 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.

Outdoor Storage:

Hernando County Land Development Regulations 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

Parking:

The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.

COMPREHENSIVE PLAN REVIEW**Future Land Use Map, Commercial Category****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. 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 subject property is located within the Commercial land use classification on the adopted Future Land Use Map. The subject site is located on the Southwest Corner of Lake Lindsey Road and Ponce De Leon Boulevard. The uses are consistent with the Comprehensive Plan Goals, Objectives and Strategies for commercial development.

FINDINGS OF FACT

The rezoning request from AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) is appropriate due to the following findings of fact:

1. The proposed PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) zone is compatible with surrounding zoning districts.
2. Residential Protection Standards, as necessary, will apply to the subject site at the time of site development.

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 Rezoning from AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations 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. Due to the project having frontage on Ponce De Leon (US-98), a Frontage Road is required, unless the petitioner constructs a joint direct access to US 98 with the adjacent parcel to the south (Parcel Key # 75974) as part of site development. The proposed location and configuration of the Frontage Road or the joint access shall be reviewed and approved by the County Engineer.
4. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County Facility Design Guidelines standards.
5. U.S. 98/Ponce De Leon Blvd. is within the jurisdiction of FDOT/Florida Dept. of Transportation, Access management and drainage permits may be required.

6. Water and wastewater services are in the City of Brooksville Utility Department's (CBUD) first right to serve district. The petitioner shall contact City of Brooksville Utilities Department (CBUD) for any utility-related concerns.
7. A Frontage Road is required as Ponce De Leon (US-98) is an Arterial roadway.
8. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County Facility Design Guidelines standards.
9. U.S. 98/Ponce De Leon Blvd. is within the jurisdiction of FDOT/Florida Dept. of Transportation, Access management and drainage permits may be required.
10. Setbacks:
 - North (Lake Lindsey Rd): 75'
 - South: 35'
 - East (Ponce De Leon Blvd): 125'
 - East (Adj Property): 35'
 - West: 35'
11. Minimum Buffers:
 - North (Lake Lindsey Rd): 30' Natural Vegetative Buffer
 - South: 20' Natural Vegetative Buffer
 - East (Ponce De Leon Blvd) 20' Natural Vegetative Buffer
 - East (Adj Property): 20' Natural Vegetative Buffer
 - West: 30' Natural Vegetative Buffer
12. The petitioner shall 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.
13. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
14. The subject site shall be subject to the following Residential Protection Standards:
 - 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.

15. Hernando County Land Development Regulations 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.
16. Parking requirements are calculated for a Heavy Construction Service Establishment at a rate of 1.5 parking spaces per employee.
17. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued.