

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: 7/17/2025

File No. A-25-43 Official Date Stamp:

RECEIVED

AUG 06 2025

Hernando County Development Services
Zoning Division

APPLICANT NAME: Goettle Special Services Co., an Ohio corporation

Address: 12071 Hamilton Avenue

City: Cincinnati

State: OH

Zip: 45231

Phone: 513-604-2999

Email: erisberg@goettle.com; jsteinhour@rwharrisinc.com

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

REPRESENTATIVE/CONTACT NAME:

Company Name: Coastal Engineering Associates, Inc.

Address: 966 Candlelight Blvd

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): 378175
2. SECTION 26, TOWNSHIP 23S, RANGE 18E
3. Current zoning classification: PDP(HHC)/Planned Development Project (Heavy Highway Commercial)
4. Desired zoning classification: PDP(HHC)/Planned Development Project (Heavy Highway Commercial)
5. Size of area covered by application: 10.60
6. Highway and street boundaries: Suncoast Parkway and Downwind Way
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 AFFIDAVIT

I, Bret Witte, as Secretary of Goettle Special Services Co., 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): Coastal Engineering Associates, Inc.
to submit an application for the described property.

Signature of Property Owner

STATE OF ~~FLORIDA~~ OHIO
COUNTY OF ~~HERNANDO~~ HAMILTON

The foregoing instrument was acknowledged before me this 18th day of July, 2025, by
BRET WITTE who is personally known to me or produced _____ as identification.

Signature of Notary Public

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



Nancy Jarvis
Notary Public, State of Ohio
My Commission Expires:
June 18, 2029
Notary Seal Stamp

Rezoning Application Narrative

Parcel Key 378175

Applicant: Goettle Special Services Company



Figure 1. Parcel Key 378175 - Aerial and Location Map

General:

The site consists of a 10.6 acre vacant site. The site is located at 1121 Downwind Way, adjacent to Suncoast Parkway Boulevard (SR 589) on the west and is bounded by the Airport Regional WWTP on the north, south and east. Refer to Figure 1 above for the general location and aerial view.

Site Zoning and Land Use:

The site is currently zoned Planned Development Project/Heavy Highway Commercial (PDP/HHC) with a Public Service Facility (PSFOD) Overlay for a lime stabilization facility. The current zoning PDP/HHC allows all permitted uses in the C-4 zoning district. Heavy construction services establishments are a permitted use in the C-4 District. Please refer to Figure 2 below for the site zoning.

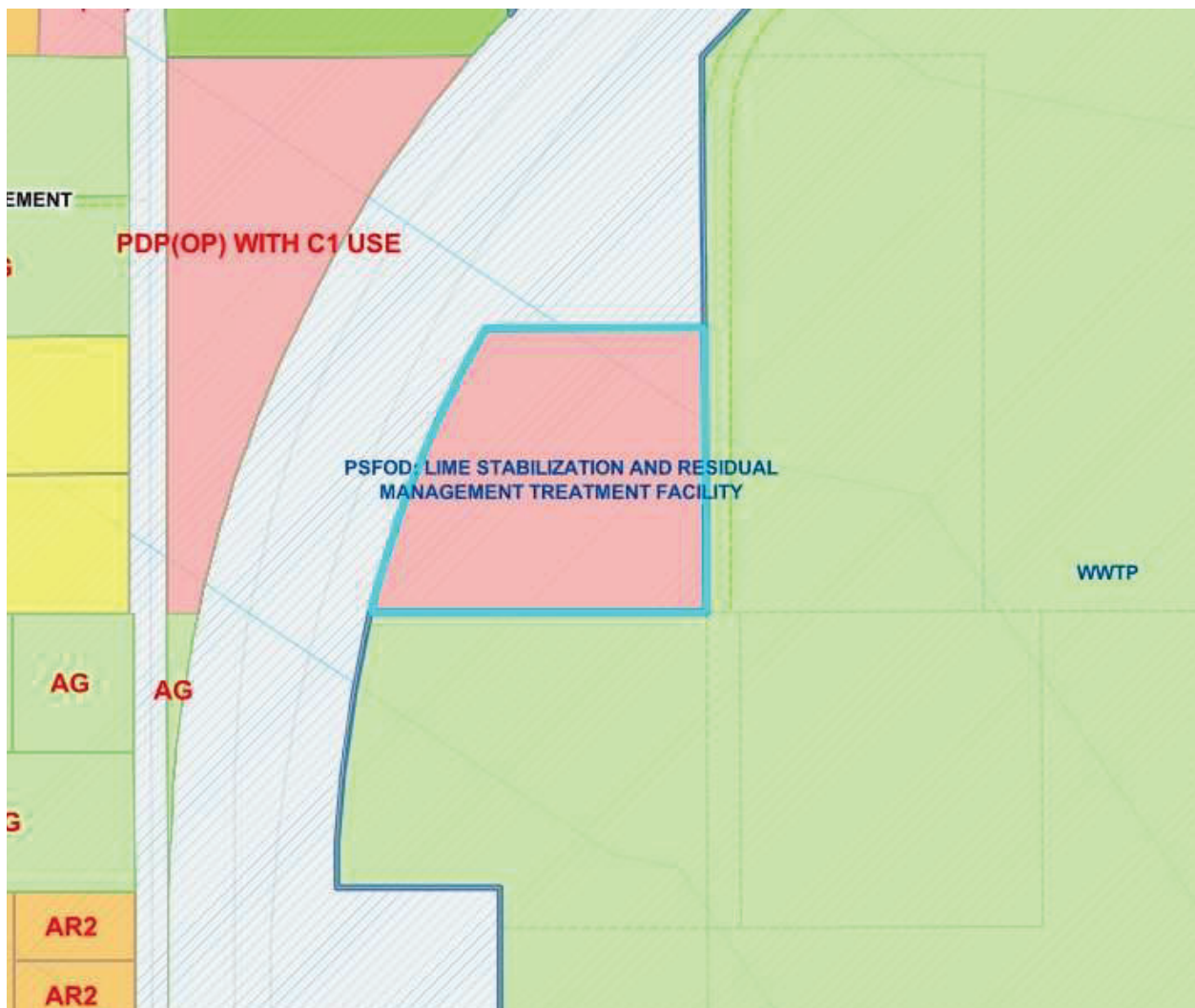


Figure 2. Parcel Key 378175 - Zoning Map

The site is currently designated as Residential on the Comprehensive Plan Future Land Use Map. Please refer to Figure 3 below for the FLUM designations.

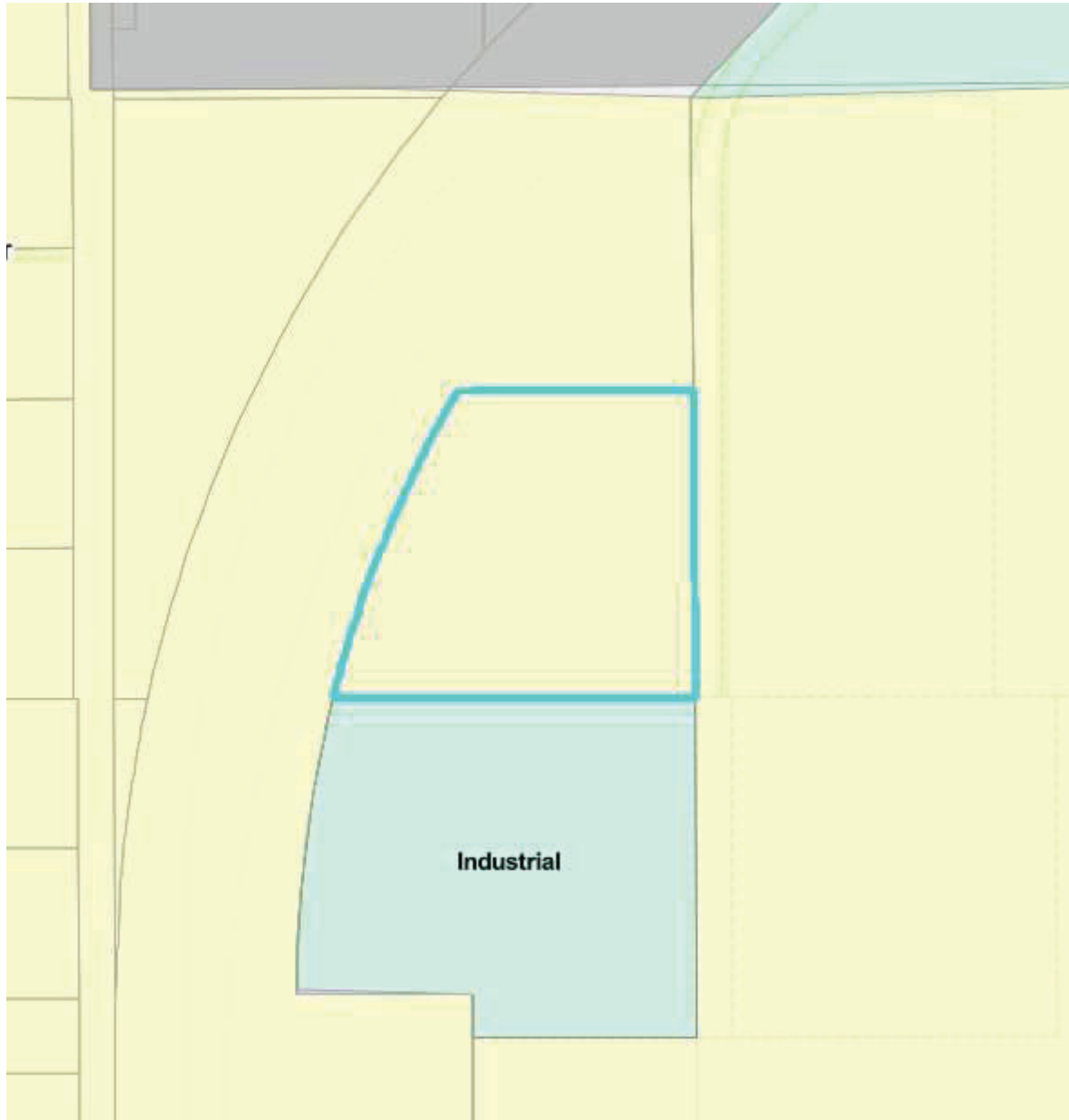


Figure 3. Parcel Key 378175- Future Land Use Map

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

	Zoning	FLU	Property Use
North	PDP/CP, AG	Residential/Airport PDD/Industrial	Industrial/Regional WWTP/ Suncoast Parkway
South	AG	Industrial	Regional WWTP
East	AG	Residential	Regional WWTP
West	PDP/OP and PDP/SF	Residential	Suncoast Parkway

Request:

The applicant is requesting a master plan modification for a heavy construction services establishment. The site was previously zoned and master planned for a heavy construction service establishment by H 20-09. The site has not been used for a lime stabilization facility for a number of years and the applicant would like to terminate the previously approved PSFOD designated on the property.

Project Description:

The applicant is requesting a master plan modification for up to 115,000 square feet of building, associated parking and outdoor storage for a heavy construction services establishment. The company is an engineering and construction services company that specializes in geotechnical, foundation systems and analyzing earth retention systems for construction projects. The facility will likely include 15-20 offices and a shop and will employ around 20 full-time and 30-35 temporary workers. The outdoor storage of equipment will not exceed 15 feet in height.

Comprehensive Plan Consistency:

The subject property is designated Residential on the future land use map. Specialty commercial, which includes heavy commercial uses, are not depicted on the Future Land Use Map due to their specialized function and are permitted in all future land use categories.

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

Specialty Commercial

Strategy 1.04G(11): Specialty Commercial areas are recognized but generally not depicted on the Future Land Use Map due to their small size and specialized function. The County will provide for land use regulations that recognize and encourage specialty commercial uses important to the traditional economic base, including Agricultural Commercial, Marine Commercial and Heavy Commercial uses.

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 Hernando County Utility's Regional WWTP facility and ponds to the north, south and east and the Suncoast Parkway and Anderson Snow Park to the west. Access to the site from Down Wind Way is through the airport industrial park with which also allows heavy commercial and industrial uses. C-4, or Heavy Highway Commercial (HHC) uses are considered specialty commercial and permitted in the Residential land use designation at the appropriate location with appropriate performance conditions. The site is currently zoned for heavy commercial uses, is located in an area with similar compatible uses, and meets the locational/use criteria of Strategy 1.04G(14).

Proposed Dimensional Standards:

Maximum square feet - 115,000 square feet

Maximum Building Height – 60 feet

Minimum Building Setbacks

East (Downwind Way) - 35 feet

North and South - 20 feet

West (Suncoast) - 35 feet

Minimum distance between buildings- 15 feet

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

Equipment, including cranes, that will be placed on the site will reach heights of 100 feet or more. Equipment with the greatest height will be located along the southern/southeastern portions of the site.

Buffers

East (Downwind Way) - 5 feet landscaped

North and South - 10 feet natural vegetation

West (Suncoast Parkway) - 20 feet as described below:

The site will meet the buffer requirements of Section 10-21 of the Community Appearance Ordinance which states that any new commercial development along a designated scenic highway will require a twenty-foot-wide landscape buffer along the scenic roadway. The landscape buffer shall be planted with a staggered row of native shade trees and/or long-leaf pine trees, three (3) inch minimum caliper Florida Grade Number 1 or better, with maximum spacing of thirty (30) feet on center. Special care shall be taken to avoid monocultural plantings. The buffer shall also include ten (10) native shrubs for each required tree at a minimum planting height of eighteen (18) inches. The shrubs may be planted in groupings or in a serpentine pattern between trees. Grasses and/or other groundcover shall be required to complete the buffer. If a wall or fence is erected within the development and faces the designated scenic highway or is in the landscape buffer, it must be a minimum of eight (8) feet in height, shall be dominated by greenery and reach eighty (80) percent opacity within twelve (12) months. The wall/fence shall be installed to allow the required landscape buffer to be provided along the right-of-way side of the wall/fence. Where natural areas exist that meet or exceed the intent of this section, the planting of a buffer may be waived at the discretion of the county administrator or his designee. Retention of a natural vegetative buffer is encouraged and can be used to meet all or part of the requirement for preserved natural vegetation.

Site Conditions

Topography

The site is relatively flat and sits at an elevation of 75 feet above MSL. Please refer to Figure 4.

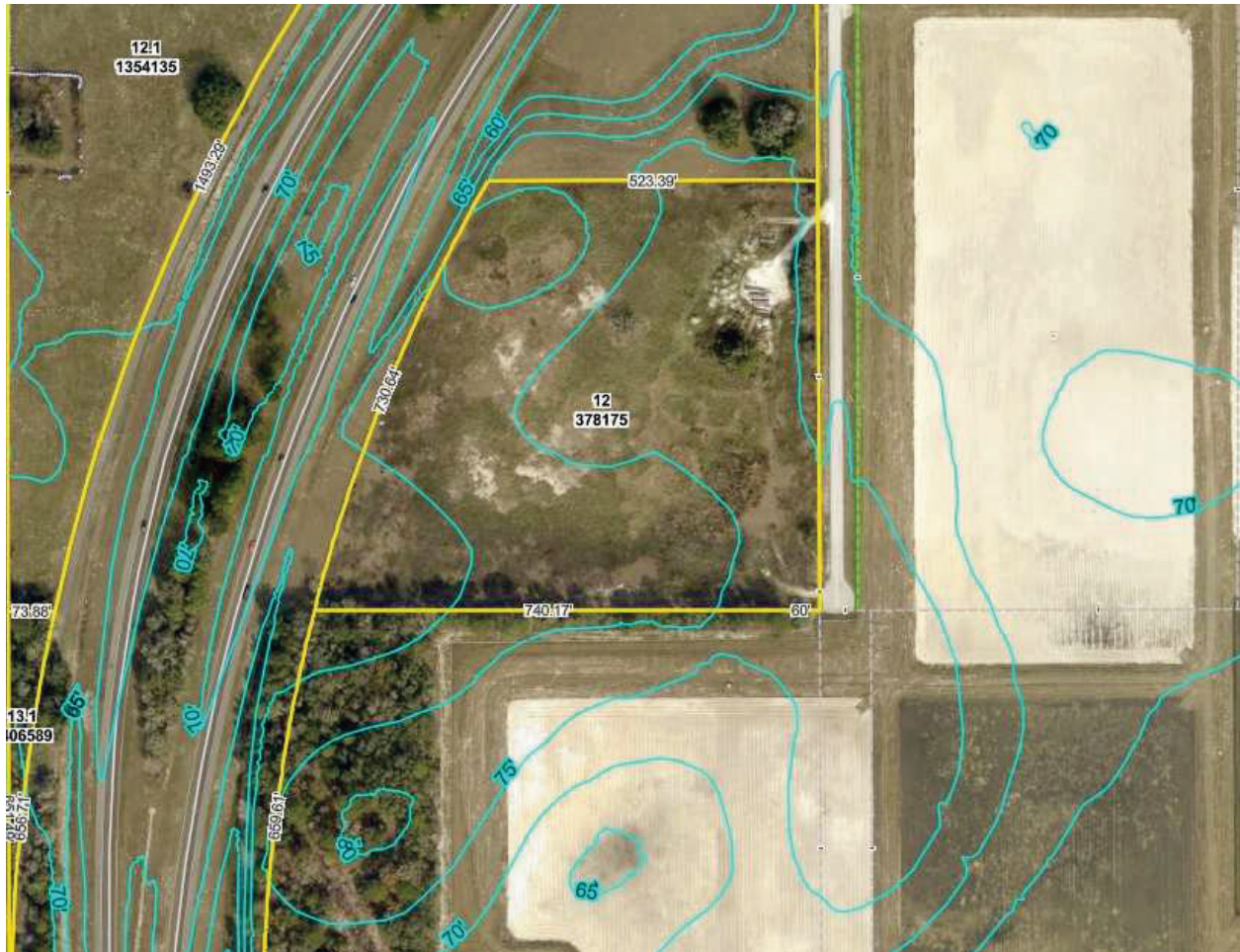


Figure 4. Parcel Key 378175-Topography Map

Floodplain

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



Figure 5. Parcel Key 378175 -Floodplain Map

Soils

The site soils consists of Candler Fine Sand. The Candler series consists of very deep, excessively drained, very rapidly to rapidly permeable soils on uplands. Refer to Figure 6 for the Soils Map.

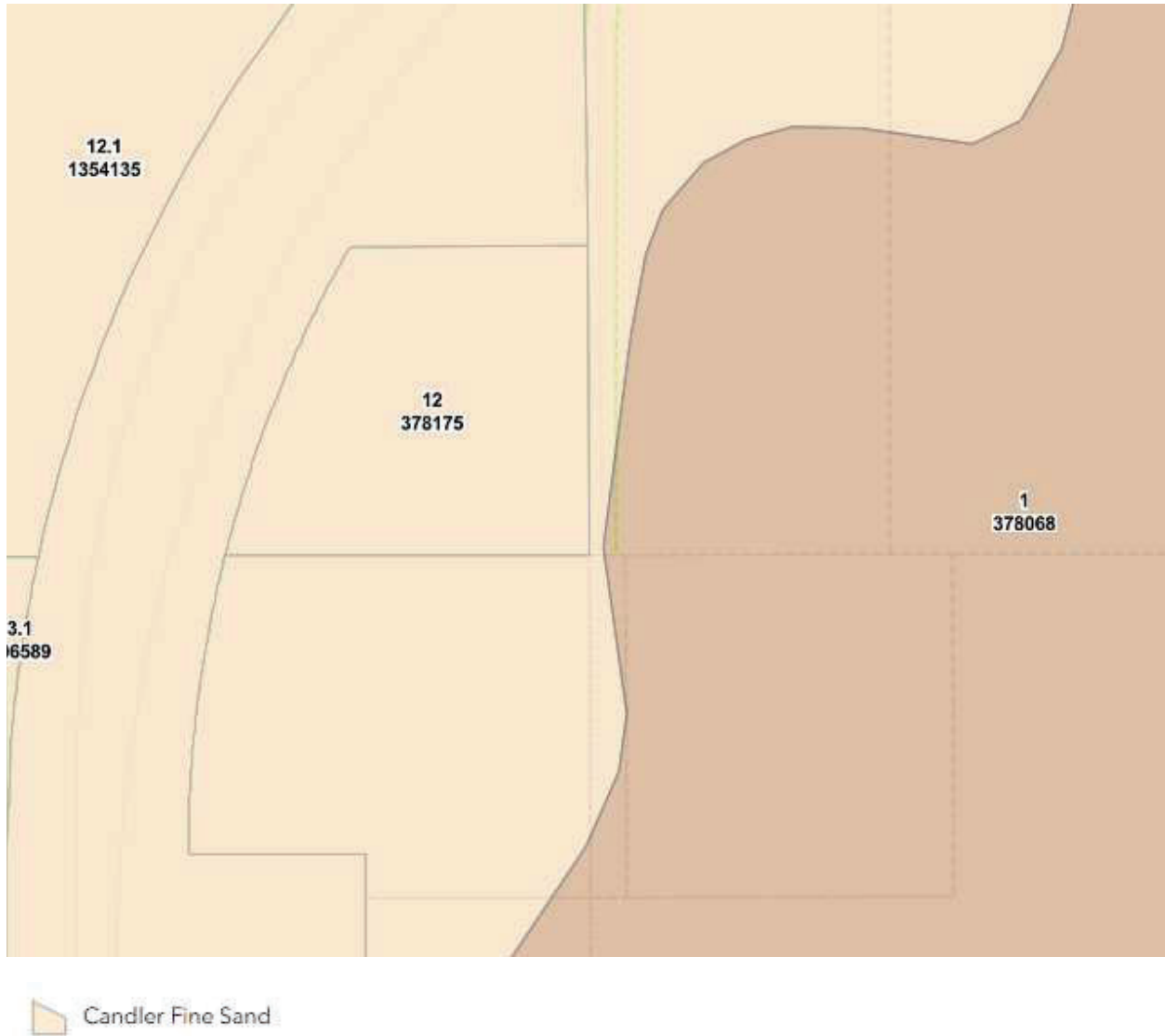


Figure 6. Parcel Key 378175 -Soils Map

Site Environmental

A preliminary environmental site visit was conducted on July 10, 2025. The following are the results of the site visit:

- The subject property is currently an unmaintained fallow pasture consisting of ruderal groundcover vegetation and a few chinaberry trees (invasive).
- Numerous gopher tortoise burrows are present. A preliminary gopher tortoise burrow survey has been completed (by others).
- No other state or federally listed species were detected.
- No jurisdictional wetlands or other surface waters are present.

Infrastructure

Adequate Access/Transportation

The project has access from Downwind Way which provides access to Corporate Boulevard via Radial Road and Dispense Lane. Corporate Way provides access through the Airport industrial park to Anderson Snow Road, Sergeant Lea Mills Blvd./US 41 and Aerial Way/Spring Hill Drive.

There is an excellent dispersion of traffic from the project site.

Utilities

Both potable water and central sewer will be provided by the Hernando County Utilities Department. If required, the applicant will complete a capacity analysis to HCUD specifications to ensure the timing of connection to, and capacity of those facilities.

Drainage

The stormwater management system will be designed and constructed as permitted by the Southwest Florida Water Management District (SWFWMD).

Deviations

No deviations to the dimensional standards are proposed.