



STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 8, 2025
Board of County Commissioners: February 3, 2025

APPLICANT: APD Advanced Stabilization dba APD Foundation Repair

FILE NUMBER: H-25-53

REQUEST: Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business

GENERAL LOCATION: Northwest corner of Manecke Road and Ponce De Leon Boulevard

PARCEL KEY NUMBER(S): 350907

APPLICANT'S REQUEST

The Petitioner has applied a Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business. The subject property is located west of U.S. 98 (Ponce de Leon Boulevard). The parcel will be combined with the adjoining property at 701 Ponce de Leon Boulevard, which is designated Highway Commercial. This will allow both parcels to function as one unified commercial site for APD Foundation Repair, which will serve as the company's permanent location for its shop and administrative offices.

APD Foundation Repair provides foundation stabilization, sinkhole remediation, and concrete repair services throughout Hernando County and nearby areas. The business needs adequate space for office operations, storage of vehicles and equipment, and customer service activities such as warranty and inspection coordination.

This project will benefit the community by supporting the growth of a local small business, creating new employment opportunities, and contributing to the County's commercial tax base. Consolidating the company's operations on a properly zoned site promotes efficient land use and helps prevent scattered or piecemeal development along the corridor.

SITE CHARACTERISTICS

Site Size	.70 Acres
Surrounding Zoning; Land Uses	North: AG & C2; Developed South: C2 & Manecke Rd; Developed East: Ponce De Leon Blvd West: AG; Developed
Current Zoning:	Agriculture

**Future Land Use
Map Designation:** Residential

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

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# 350907.

CITY OF BROOKSVILLE UTILITIES REVIEW

The proposed site is located at the northwest corner of Manecke Road and Ponce De Leon Boulevard, within the City of Brooksville Utility Department's (CBUD) first right-to-serve area. The petitioner shall be required to coordinate with the City of Brooksville Utilities Department at the time of site development.

ENGINEERING REVIEW

The subject site is located on the Northwest corner of Manecke Road and Ponce De Leon Boulevard. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- A Frontage road is required per Hernando County Ordinance.
- Only one driveway connection will be permitted on Manecke road. Driveway connection must be improved/built to Hernando County Standard. Refer to Hernando County Facility Design Guideline IV-25.
- U.S. 98/Ponce De Leon Blvd. is within the jurisdiction of FDOT/Florida Dept. of Transportation.
 - Access to U.S.98, installation of sidewalk, is per FDOT/Florida Dept. of Transportation Requirements.
 - FDOT/Florida Dept. of Transportation may require additional right of way along U.S.98.
 - FDOT/Florida Dept. of Transportation access management, right of way permits required, and may require drainage permit.

LAND USE REVIEW

The petitioner is requesting a rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business.

Setbacks:

North: 35'
South: 10'
East: 125'
West: 35'

Buffers:

North: 20' Natural Vegetative Buffer with permanent screening
South: 5' Natural Vegetative Buffer with permanent screening
East: 10' Natural Vegetative Buffer with permanent screening
West: 20' Natural Vegetative Buffer with permanent screening

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

The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

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.

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.

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 Mapping Criteria: The Commercial Category includes commercial corridors along U.S. 19 and S.R. 50 and designated commercial nodes at intersections of arterial and/or collector roads intended primarily for commercial development with a wide variety of uses.

Map Interpretation Guidance: Areas considered to have a Commercial Category designation but not shown on the Future Land Use Map 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.

Comments: An expansion of an existing commercial business, therefore, no comprehensive plan amendment is required.

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.

Comment: 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 Northwest corner of Manecke 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 AG (Agricultural) to C-2 (Highway Commercial) is appropriate due to the following findings of fact:

1. The proposed C-2 (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 Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business in accordance with the staff report.

PLANNING AND ZONING RECOMMENDATION

On December 8, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business in accordance with the staff report.