

Narrative for Land Use Amendment and Property Merger

Subject Properties:

- 0 Manecke Road

Description: A lot 40x125 ft & a lot 175x154 ft in S1/2 of SW1/4 lying W of US 98 ORB 1514 PG 1874

- 701 Ponce de Leon Blvd

Description: A lot 125x125 ft in S1/2 of SW1/4 of SW1/4 W of US 98 ORB 62 PG 640 ORB 426 PG 208

Request Summary

We are respectfully requesting to change the land use designation of the property located at 0 Manecke Road from Residential to Commercial. Following this change, we intend to merge this parcel with the adjoining property located at 701 Ponce de Leon Blvd, which is already designated as Commercial.

The purpose of this request is to consolidate these parcels into one commercial site that will serve as the permanent location of our shop and administrative office for our company, APD Foundation Repair (licensed contractor: CBC1267611).

Purpose of Amendment

APD Foundation Repair specializes in foundation stabilization, sinkhole remediation, and concrete repair services throughout Hernando County and the surrounding region. The business requires adequate space for:

- Office operations and administrative staff.
- Storage of equipment, vehicles, and construction materials.
- Customer meetings and warranty/inspection coordination.

The proposed amendment ensures that both parcels will be compatible in zoning and land use, allowing for a cohesive site design that supports long-term business operations.

Compatibility with Surrounding Land Uses

- The subject parcels are located west of U.S. 98, a corridor that currently accommodates numerous commercial and mixed-use properties.
- Converting 0 Manecke Road from Residential to Commercial will align the land use of both parcels with existing development patterns and provide a consistent commercial frontage along this section of U.S. 98.
- The consolidation of these lots into one commercial site will improve property utilization and eliminate potential land use conflicts between adjacent residential and commercial uses.

Community & Economic Benefits

- The project will support the continued growth of a local small business headquartered in Hernando County.
- It will provide additional employment opportunities as our company expands operations.
- The development will contribute to the commercial tax base of the County.
- By consolidating operations on one properly zoned site, the project will promote efficient land use and reduce piecemeal development along U.S. 98.

Conclusion

The requested land use amendment from Residential to Commercial for the property at 0 Manecke Road, followed by its merger with 701 Ponce de Leon Blvd, is consistent with surrounding development patterns, supports the County's economic objectives, and ensures a stable long-term location for APD Foundation Repair's operations.

We respectfully request approval of this amendment and merger to allow our company to move forward with establishing this site as our permanent office and operational base.



Public Notice: Proposed Land Use Amendment

Subject Properties:

- 0 Manecke Road
- 701 Ponce de Leon Blvd

Project Overview

APD Foundation Repair is requesting to change the property at 0 Manecke Road from Residential to Commercial and merge it with our existing commercial property at 701 Ponce de Leon Blvd. Once combined, this will become the permanent home of our office and shop.

Why This Matters

- Provides space for a local small business to grow.
- Creates new employment opportunities in Hernando County.
- Contributes to the local tax base.
- Aligns with existing commercial development along U.S. 98.

Our Commitment

APD Foundation Repair is proud to be a Hernando County-based company. We are dedicated to serving our community, supporting local jobs, and operating responsibly within the commercial corridor.

Summary

This amendment will allow APD Foundation Repair to establish a long-term headquarters that supports local economic growth and ensures efficient use of property along U.S. 98.

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