



March 3 10:56 AM

Google Earth

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300 ft

Harsh Petah "Hilary"



Google Earth

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7.10 ft



Google Earth

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Image Landsat / Corona

H8543 Pet. Edh 11/10 P&Z

H9543 Pet. Exh.
11/10/05 PEZ

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 Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility 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. The petitioner shall be required to connect to the applicable utility system(s) at the time of site development.
4. The Petitioner must enter into a roadway maintenance agreement with Hernando County for the portion of Downwind Way that extends beyond the last driveway serving the Hernando County Utilities Department Airport Water Reclamation Facility (WRF). This agreement shall be based on the proportionate share of vehicle trips generated by the proposed project.
5. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
6. The Driveway Connection, Parking Space, Drive Aisle and Parking Lot Layout will need to comply with Hernando County standards.
7. Downwind Way is owned and maintained by the Hernando County Utilities Department and therefore requires review and approval of H.C.U.D. and may be subject to a Roadway Agreement with Hernando County for the portion of Downwind Way that extends beyond the last driveway serving the Hernando County Utilities Department Airport Water Reclamation Facility (WRF).
8. Proposed Minimum Building
Setbacks: Front (East): 35'
Sides (North & South): 20'
Rear (Suncoast): 35'
Between Buildings: 15'
9. In the heavy commercial districts, screened outside storage shall be permitted behind the building line as an accessory use to a permitted use. Screening shall be required 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~~.

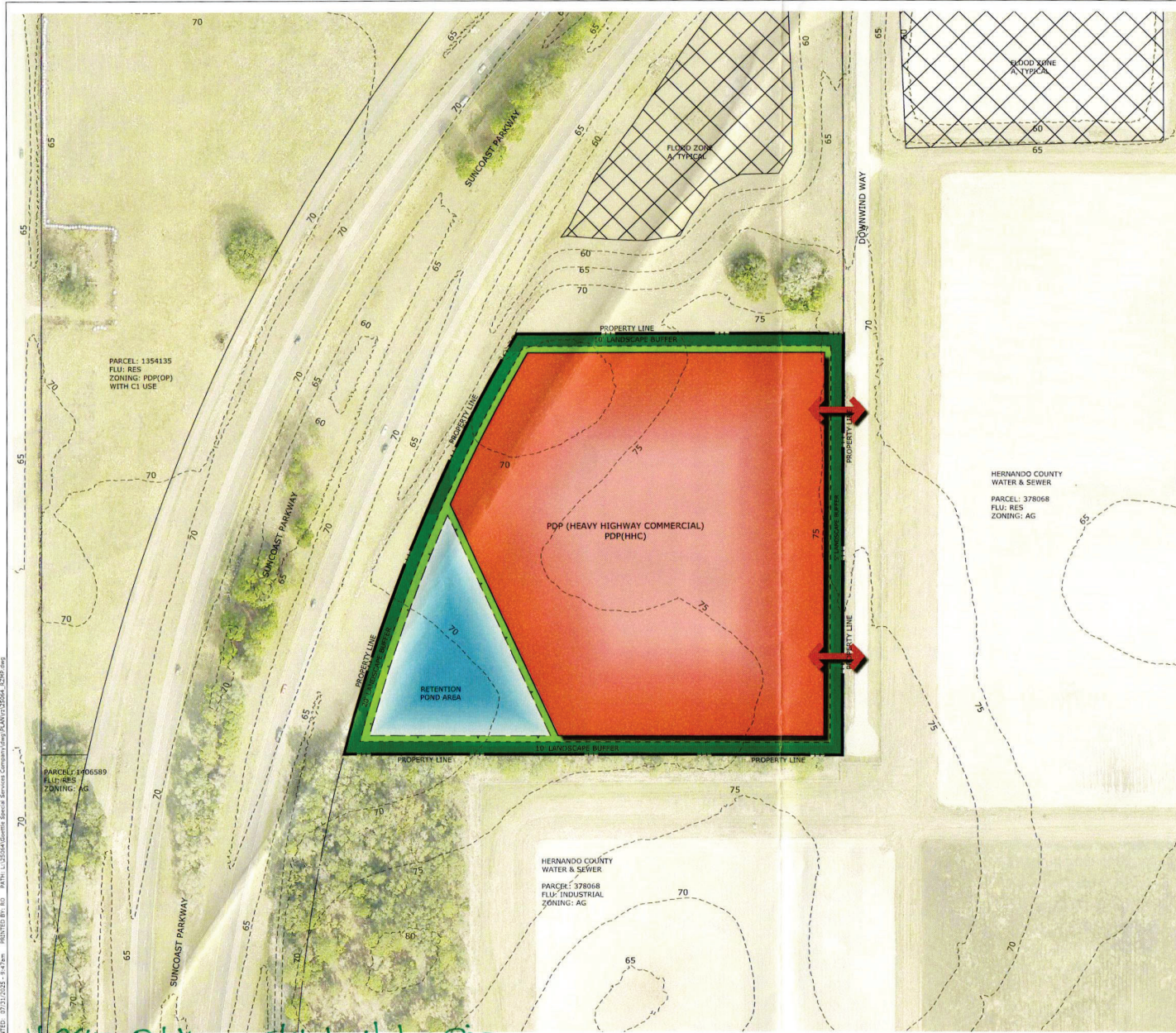
~~As the property adjacent to the east of this site is zoned AG (Agricultural) the minimum buffer shall be 20'. If the master plan is approved, the petitioner shall be~~

required to provide the following buffers:

North:	10' Natural vegetative buffer
South:	10' Natural vegetative buffer
East (Downwind Way):	20-5' Natural vegetative Landscape buffer
West (Suncoast Parkway):	20' Natural vegetative Landscape buffer

~~All buffers shall be enhanced as necessary to meet the minimum 80% opacity criteria. The outdoor storage area shall have an 8' opaque fence interior to the landscaping.~~

10. A 20-foot-wide landscape buffer shall be planted along the Suncoast Parkway 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 another 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.
11. The petitioner must 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.
12. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.
13. Outdoor storage shall not exceed 15 feet in the height of the fence.
14. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval.
15. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of receipt of the Board of County Commissioners Action from Development Services staff. Failure to submit the revised plan will result in no further development permits being issued.



LOCATION MAP

LEGEND

- POP (HEAVY HIGHWAY COMMERCIAL) PDP (HHC)
- LANDSCAPED BUFFERS & INTERNAL LANDSCAPING
- RETENTION POND AREA

SITE DATA

AREA: +/- 10.6 ACRES

OWNER / APPLICANT: GOETTLE SPECIAL SERVICES COMPANY

PARCEL KEY NO.: 378175

SITE ADDRESS: 1121 DOWNWIND WAY

SECTION / TOWNSHIP / RANGE: 26/23S/18E

CURRENT ZONING: RESIDENTIAL

PROPOSED ZONING: PLANNED DEVELOPMENT PROJECT / HEAVY HIGHWAY COMMERCIAL (PDP/HHC)

BUILDING INFORMATION:

- MAXIMUM BUILDING HEIGHT: 60'
- MINIMUM DISTANCE BETWEEN BUILDINGS: 15'

PERIMETER SETBACKS:

- NORTH: 20'
- SOUTH: 20'
- EAST (DOWNWIND WAY): 35'
- WEST (SUNCOAST): 35'

PROPOSED BUFFERS:

- NORTH: 10'
- SOUTH: 10'
- EAST (DOWNWIND WAY): 5'
- WEST (SUNCOAST): 25'

OUTDOOR STORAGE AREAS WILL BE SCREENED BY AN 8' HEIGHT FENCE.

THE SITE WILL MEET THE BUFFER REQUIREMENTS FOR ANY NEW COMMERCIAL DEVELOPMENT ALONG A DESIGNATED SCENIC (SR 589 / SUNCOAST PARKWAY) CORRIDOR.

LAND USE TABLE

LAND USE	ACRES	COMM. SQ. FT.
PDP (HHC)	7.6	115,000
DRAINAGE, BUFFERS, OPEN SPACE	3.0	
TOTAL:	+/- 10.6	

NOTES

- * ALL ACRES AND UNITS PROVIDED IN LAND USE TABLE ARE CONCEPTUAL. FOR PLANNING PURPOSES ONLY. FINAL NUMBER OF EACH TYPE OF USE AND ACREAGE WILL BE DETERMINED AT TIME OF PLATTING.
- * LOCATIONS OF USES ARE CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE EXACT LOCATION OF EACH USE WILL BE DETERMINED AT THE TIME OF PLATTING.

REZONING MASTER PLAN

GOETTLE SPECIAL SERVICES COMPANY

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DATE: _____

REV. BY: _____

REV. NO.: _____

SHEET

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HAB 43 Petitioner Exhibit 11/10/25 P&Z