

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 14, 2025
Board of County Commissioners: September 2, 2025

APPLICANT: Karen B Levitt TTEE

FILE NUMBER: H-25-17

REQUEST: Rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential)

GENERAL LOCATION: Frontage on Lake Lindsey Road at its intersection with Forbes Street

PARCEL KEY NUMBER: 337950

APPLICANT'S REQUEST

The petitioner is requesting to rezone their 1.9-acre parcel PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential). The petitioner was unaware of the zoning when she purchased the home and property as it is surrounded by R-1A. She would like to rezone the property back to the original zoning to install a pool.

SITE CHARACTERISTICS

Site Size: 1.9 acres

Surrounding Zoning & Land Uses: North: PDP(REC) MPR
South: R-1A; Single-family
East: AG; Single-family
West: R-1A; Single-family

Current Zoning: PDP(OP) Planned Development Project (Office Professional)

Future Land Use Map Designation: Agricultural

UTILITIES REVIEW

Hernando County Utilities Department does not currently supply water or wastewater service to this parcel. Water and wastewater services are not available to this parcel. HCUD has no objection to the zoning change from Commercial to Residential to allow the installation of a pool, subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.

ENGINEERING REVIEW

The County Engineering Department has reviewed the request and indicated no traffic concerns.

LAND USE REVIEW

Minimum R-1A (Residential) Building Setbacks:

- Front: 25'
- Side: 10'
- Rear: 20'

The R-1A district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 2 identifies the permitted uses within the R 1A zoning district as follows:

The following regulations apply in the residential districts as indicated:

A. R-1A Residential District:

(1) Permitted uses:

- (a) Single-family dwellings.
- (b) Mobile Homes:

Homes of six or fewer residents which meet the definition of a community residential home as defined by State law and which otherwise satisfies the requirements of this zoning code.

Special Exceptions:

- i. Home occupation
- ii. Lodging
- iii. Bed and Breakfast establishments

COMPREHENSIVE PLAN REVIEW

The subject is located within the Residential Land Use designation on the County's adopted Comprehensive Plan. The petitioner's parcel is located on Lake Lindsay Road, rezoning from PDP OP (Office Professional) to R -1A (residential) is acceptable due to the surrounding zoning in the area and the previous zoning of the property.

Future Land Use, Residential Category

Strategy 1.04A (3)

The Residential Category accommodates residential growth clustered in and around urbanized areas and those areas that maximize the efficient use of infrastructure contained in long range facilities plans of the County.

Comments: The parcel is within the Residential land use classification and is surrounded by residential parcels. The proposed rezoning is consistent with the strategies for residential density and the pattern of land development on the surrounding parcels.

FINDINGS OF FACT

A rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential) is appropriate based on consistency with the County's adopted Comprehensive Plan and consistency with the surrounding residential uses.

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 Concurrency. 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 PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential).

P&Z RECOMMENDATION

On July 14, 2025, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential).