



STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 17, 2026
Local Planning Agency: October 6, 2026
Board of County Commissioners: October 6, 2026

APPLICANT: Emerson Capital Group, LLC

FILE NUMBER: CPAM2602

REQUEST: Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map on 23.8 acres from Commercial to Residential

GENERAL LOCATION: West side of Emerson Road approximately 1,540' south of its intersection with Cortez Boulevard (SR 50)

PARCEL KEY NUMBER(S): 476407

DESCRIPTION OF PROPOSED AMENDMENT

The proposed amendment would change the Future Land Use Map designation of the approximately 23.8 acre subject property from Commercial to Residential. If approved, the amendment would bind the subject parcel to the goals, objectives, and policies applicable to the Residential Future Land Use designation of the Hernando County Comprehensive Plan. This application is a companion to rezoning petition H-26-11, submitted by the petitioner, which requests the corresponding zoning change consistent with the proposed Future Land Use amendment.

DESCRIPTION OF PROPOSED PROJECT

A companion application has been submitted for a Master Plan revision to the existing (CPDP) Combined Planned Development Project. The proposed revision would add single family as a use to the existing CPDP (Combined Planned Development Project) entitlements in order to allow the option for up to 80 single family dwelling units (3.36 DU/AC). The addition of the single family residential option is intended to provide the petitioner with greater flexibility in pursuing future development opportunities. The petitioner at this time has opted to move forward with the single family option.

Current/Existing Entitlements:

- 180 Multifamily Units
- 36,000 Sq Ft of Office Professional
- 42 Multifamily or 42 Congregate Care Beds
- 24,000 Sq. Ft. Congregate Care Facility/Nursing Home

SITE CHARACTERISTICS

Site Size: 23.8 acres

Surrounding Zoning:

North: PDP(GHC); Undeveloped, FDOT Drainage Retention
South: AG; Moton Elementary School
East: AG; Undeveloped, Private School
West: AR, CPDP; Single-family houses, & undeveloped

**Surrounding
Future Land Use:**

North: Commercial
South: Education
East: Commercial
West: Residential

Current Zoning: CPDP (Combined Planning Development Project) H-08-06/H-05-35

IMPACTS OF PROPOSED AMENDMENT

According to the Hernando County Comprehensive Plan, the subject parcel is classified as Commercial on the Future Land Use Map. In accordance with the Comprehensive Plan, the subject 23.8 acre parcel would generate approximately 362,854 square feet of nonresidential development (i.e. commercial) based on the buildout Strategy of 0.35 Floor Area Ratio (FAR).

The requested amendment from Commercial to Residential would shift the impact from square footage to dwelling units and generate up to 523 units based on Residential Land Use category allotment of 22 units per acre. These density and intensity calculations do not take into consideration any mixed-use development proposals, zoning conditions of approval, or site constraints such as environmental considerations, access, and other land development requirements.

COMPREHENSIVE PLAN CONSISTENCY**Residential Category**

Objective 1.04B: The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

Strategy 1.04B(1): Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public

facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

Strategy 1.04B(2): Future residential development will be planned to locate where the Residential Category predominates on the Future Land Use Map as determined by the availability of facilities and services, the need to accommodate future growth, the strategies to discourage the proliferation of urban sprawl, and the impacts to natural resources, including groundwater.

Single-Family Housing

Strategy 1.04B(3): The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

Multi-Family Housing

Strategy 1.04B(4): The Residential Category includes zoning for multi-family housing generally averaging 7.5 dwelling units per gross acre up to 22 dwelling units per gross acre in order to provide for a diversity of housing choices. Multifamily housing should be located within, or in close proximity to urban areas shown on the Adjusted Urbanized Area Map, or near shopping and employment centers or within Planned Development Projects.

Strategy 1.04B(5): High density zonings are intended for locations in the more intensely developed sections of the County. New residential development of high density housing shall utilize the Planned Development Project (PDP) process. Regulatory criteria shall include standards that evaluate and address suitability of the location including:

- a. proximity to existing or designated commercial areas, corridors, or employment centers;
- b. direct or limited local access to arterial or collector roadways;
- c. availability of appropriate infrastructure and services capacity at the site including police, fire, emergency medical services, potable water utility supply, sewer utility supply, and primary and secondary school facilities;
- d. protection of high quality environmentally sensitive resources or historic and archaeological resources;

- e. the character and density of existing and approved residential development in the surrounding area.

Strategy 1.04B(6): Multi-family development may be allowed in the Commercial Category pursuant to a Planned Development Project (PDP) Master Plan and related strategies to accommodate infill and/or mixed use development.

Strategy 1.04B(7): All multi-family developments shall be located such that the integrity of nearby established single family neighborhoods is preserved:

- a. multi-family development may serve as a density transition located on the periphery of single family neighborhoods and connecting to higher intensity uses;
- b. multi-family developments at a density incompatible with surrounding land uses should not access arterial or collector roadway systems through established single family neighborhoods.

Land Use Compatibility

Strategy 1.10B(1): Future Land Use Map amendments should be compatible with surrounding development and minimize impact to natural resources without the need for mitigation measures that are extraordinary in scope or difficult to enforce.

Comments: The proposed use is compatible with the surrounding development patterns (Residential, Institutional and Agricultural) and consistent with the Strategies outlined in the Comprehensive Plan.

FINDINGS

The request for a Comprehensive Plan Amendment to amend the Future Land Use Map from Commercial to Residential on a 23.8 acre tract (MOL) is appropriate based on the following conclusions:

1. The request is consistent with the County's Comprehensive Plan Strategies for the location of residential development.
2. The request is compatible with the area and surrounding development trends.

STAFF RECOMMENDATION

It is recommended that the Planning and Zoning Commission review the proposed amendment and determine whether to recommend approval to the Local Planning Agency and the Board of County Commissioners as a small-scale amendment.