



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: February 9, 2026

**APPLICANT:** Evelyn Gonzalez

**FILE NUMBER:** SE-26-01

**PURPOSE:** Special Exception Use Permit for a Congregate Care Facility namely a Group Home for individuals under the Agency for Persons with Disabilities (APD)

**GENERAL LOCATION:** Southeastern corner of Mariner Boulevard and Odin Street

**PARCEL KEY NUMBER:** 576095

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### APPLICANT'S REQUEST:

The petitioner is requesting a Special Exception Use Permit to expand the existing Group Home known as Mariner Group Home, from six (6) to fourteen (14) residents located at 4432 Mariner Boulevard, Spring Hill, Florida.

The facility is currently certified by the Agency for Persons with Disabilities (APD) to serve six individuals with developmental disabilities. Due to increased demand for residential placements within the community, the applicant seeks to expand its capacity to serve additional individuals awaiting placement through APD.

The proposed expansion will continue to comply with all applicable APD regulations, state licensing standards, Hernando County zoning requirements, and life safety codes, and is intended to provide safe, supervised, and person-centered residential care in a manner compatible with the surrounding area.

### SITE CHARACTERISTICS:

**Site Size** 0.30 Acres

**Surrounding Zoning; Land Uses**

North:	PDP(SF); Developed
South:	PDP(SF); Developed
East:	PDP(SF); Developed
West:	PDP(SF); Developed

**Current Zoning:** PDP(SF)

**Future Land Use Map Designation:** Residential

**UTILITIES REVIEW:**

Hernando County Utilities Department (HCUD) currently supplies water to this parcel. There is an 8" Force Main that runs parallel to the parcel in the Right of Way. HCUD has no objection to the requested special exemption to increase the number of allowable residents to the assisted living facility (ALF) from the current 6 residents to a total of 14 residents, subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system. Parcel Key# 576095.

**ENGINEERING REVIEW:**

The subject site is located on the southeastern corner of Mariner Boulevard and Odin Street. The County Engineer has reviewed the petitioners request and has the following comments:

- No objections to the special exception use, however concerns for parking.
- Where are the employee's and visitors parking their vehicles?
- Parking along the right of way on Mariner Boulevard or Odin Street is not permitted and is subject to enforcement.
- Is there a dedicated handicap space for visitors?

**Comments:** Prior to utilization of the subject site for the Congregate Care Facility, the petitioner shall submit for a commercial use permit that addresses all necessary site development improvements and transportation considerations identified by the County Engineer.

**LAND USE REVIEW:**

The subject property is in the Spring Hill Subdivision and is designated as Planned Development Project/Single Family. This parcel and the surrounding properties have been developed as Single Family.

In accordance with County Land Development Regulations (LDR), if a developer fails to obtain a building permit for the vertical construction of the principal or primary building within a period of not more than two (2) years from the approval date or the special exception use is not established during this period, then the special exception use permit shall be null and void.

**EXISTING BUILDING SETBACKS:**

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

**PARKING:**

The minimum Land Development Regulations (LDRs) would require 0.3 parking spaces per bed, based on maximum occupancy. The Land Development Regulations (LDRs) indicate that a Congregate Care Facility may have up to fifty (50) percent of the required parking spaces (including aisles) surfaced with grass, lawn, or other materials as designated in the County parking lot standards; however, if parking demand is such that said grass, lawn or other material is caused to be damaged or destroyed to the extent that said grass or lawn ceases to grow, or the other material otherwise causes a nuisance to the neighborhood, then paving may be required by the Zoning Administrator.

**Comments:** Parking requirements are calculated for a Congregate Care Facility at a rate of 0.3 spaces per bed with a maximum of fourteen (14) beds. The applicant shall be required to provide adequate parking in accordance with the Land Development Regulations at the time of site plan approval

**LIGHTING:**

The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full cutoff fixtures to retain all light on-site and prevent any light spillage onto neighboring residential uses.

**COMPREHENSIVE PLAN REVIEW:**

The subject property is located within the Residential Future Land Use classification on the adopted Future Land Use map. The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.

Residential Category of the adopted Comprehensive Plan states:

**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 use may also be allowed.

**Comments:** A Congregate Care Facility namely a Group Home is permitted in all zoning districts as a special exception use.

**FINDINGS OF FACT:**

1. A Special Exception Use Permit for a Congregate Care Facility namely a Group Home is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding areas and subject to appropriate performance conditions.
2. The proposed project shall require a commercial review for any upgrades to the building necessary based on the increased resident count.

**NOTICE OF APPLICANT RESPONSIBILITY:**

*The special exception 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. Homeowners' 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 RECOMMENDATIONS:**

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for a Congregate Care facility namely a Group Home for individuals under the Agency for Persons with Disabilities (APD), with the following performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable regulatory 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 proposed project shall require a commercial review.
3. Coordination with and approval from the Health Department of any upgrades that may be required for the existing onsite sewage treatment and disposal system.
4. Prior to utilization of the subject site for the Congregate Care Facility, the petitioner shall submit for a commercial use permit that addresses all necessary site development improvements and transportation considerations identified by the County Engineer.
5. Applicant shall provide parking to include Handicap parking spaces and employee/visitor parking.
6. Parking along the right of way of Mariner Boulevard or Odin Street is not permitted and is subject to enforcement.
7. Parking requirements are calculated for a Congregate Care Facility at a rate of 0.3 spaces per bed with a maximum of fourteen (14) beds this will require four (4) parking spaces including one (1) ADA-accessible parking space.
8. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.
9. The petitioner shall coordinate with the Hernando County Development Services Department, Building Division, for any upgrades to the building necessitated by the increased resident count.
10. If the petitioner fails to obtain a building permit for the vertical construction of the principal or primary building within a period of not more than two (2) years from the

approval date or the special exception use is not established during this period, then the special exception use permit shall be null and void.