

STAFF REPORT

HEARINGS:	Planning & Zoning Commission:	August 11, 2025
	Board of County Commissioners:	October 7, 2025
APPLICANT:	Hernando County Board of County Commissioners	
FILE NUMBER:	H-25-30	
REQUEST:	Rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily)	
GENERAL LOCATION:	South side of Spring Hill Drive, approximately 453 feet West of Acorn Circle	
PARCEL KEY NUMBER(S):	230315	

APPLICANT'S REQUEST

The Hernando County Board of County Commissioners voted to donate the subject parcel to YouThrive for the construction of a duplex as part of its House to Home affordable housing program. Following the donation, it was discovered that the current zoning designation does not permit duplexes. As a result, a rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily) is required.

SITE CHARACTERISTICS

Site Size	0.2 acres
Surrounding Zoning; Land Uses	North: PDP(GHC) with C-2 uses; Existing Retail Development South: PDP(SF); Existing Residential Development East: PDP(SF); Existing Residential Development West: PDP(SF); Existing Residential Development
Current Zoning:	PDP(SF) Planned Development Project (Single Family)
Future Land Use Map Designation:	Residential

ENVIRONMENTAL REVIEW

The site is a single parcel within the existing Kass Circle community. No environmental issues are anticipated with the construction of a duplex on the subject site.

LAND USE REVIEW

The petitioner will be required to meet all applicable setbacks in accordance with the R-3 (Residential) zoning district standards. A preliminary site plan has been submitted to the Planning Division, and no deviations are needed to construct the proposed duplex.

COMPREHENSIVE PLAN REVIEW**Future Land Use Map**

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.

Kass Circle Center Neighborhood

Objective 1.06C: The Kass Circle Center Neighborhood is identified by and encompassed within the adopted Kass Circle Vision Plan.

Comments: The requested rezoning is consistent with the Residential category of the Future Land Use Map. Additionally, the request aligns with the Kass Circle Vision Plan and the adopted Kass Circle Community Redevelopment Area Plan.

FINDINGS OF FACT

The rezoning request from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily) is appropriate based on its consistency with the Comprehensive Plan, the Kass Circle Community Redevelopment Area Plan, and the Kass Circle Vision Plan. The proposed use is compatible with surrounding land uses and does not require any deviations from the Land Development Regulations.

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 that the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily), subject to the following performance conditions:

1. The petitioner shall obtain all necessary permits from Hernando County and other applicable agencies, comply with all applicable land development regulations, and complete all required development review processes prior to construction or use of the property.
2. The petitioner shall comply with all required setbacks in accordance with the R-3 (Residential) zoning district standards.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On August 11, 2025, the Planning and Zoning Commission voted 3-0 to recommend that the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily), subject to the following unmodified performance conditions:

1. The petitioner shall obtain all necessary permits from Hernando County and other applicable agencies, comply with all applicable land development regulations, and complete all required development review processes prior to construction or use of the property.
2. The petitioner shall comply with all required setbacks in accordance with the R-3 (Residential) zoning district standards.