

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 7, 2024
Board of County Commissioners: November 19, 2024

APPLICANT: Sharon Denise Warthen

FILE NUMBER: H-24-40

REQUEST: Rezoning from R-1B (Residential) to R-1A(Residential)

GENERAL LOCATION: East side of Twigg Street, approximately 300' south of Martin Luther King Jr. Boulevard

PARCEL KEY NUMBERS: 1810712, 12676

APPLICANT'S REQUEST

The petitioner is requesting a rezoning from R-1B (Residential) to R-1A (Residential) to allow a wider range of housing options.

SITE CHARACTERISTICS

Site Size: 0.40 acres (2 parcels with 0.20 acres each)

**Surrounding Zoning;
Land Uses:**

North:	R-1B; Single Family Home
South:	R-1A; Single Family Home
East:	R-1B (is in the process of being rezoned to R-1A); Single Family Home
West:	R-1B; Single Family Home; Undeveloped

Current Zoning: R-1B (Residential)

**Future Land Use
Map Designation:** Residential

Flood Zone: X

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has reviewed the petitioner's request and have the following comments:

- This property is located within the City of Brooksville Utility Department's (CBUD) first right to serve district; contact CBUD for any utility related comments.

ENGINEERING REVIEW

The County Engineer reviewed the petitioners request and provided the following comments:

- There is an area of flowing AE floodplain on the east portion of the property. The applicable FEMA FIRM panel number is 12053C0192D, effective 2/2/2012.
- The subject parcel requires a paved driveway apron connection. The driveway apron shall meet the requirements of the Hernando County Facility Design Guideline IV-26/Residential Driveway.
- The petitioner must obtain a Right of Way Use permit to install the driveway apron.

LAND USE REVIEW

The petitioner requests a Euclidean R-1A (Residential) use. The R-1A allows single family homes, mobile homes and associated accessory structures. There are several properties within 200' that have a R-1A zoning.

Building Setbacks

The Minimum Building Setbacks for the R-1A zoning district are:

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

FINDINGS OF FACT

1. Rezoning from R-1B (Residential) to R-1A (Residential) is appropriate considering there is no change in land use, only a change the type of structure allowed on the property.
2. There are both R-1A and R-1B zoned properties surrounding the subject parcel.

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. 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 recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1B (Residential) to R-1A(Residential).

PLANNING AND ZONING ACTION:

On October 7, 2024, the Planning and Zoning Commission voted 3-1 to recommend the Board of County Commissioners adopt a Resolution approving the petitioner's request for a rezoning from R-1B (Residential) to R-1A(Residential).