



STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 17, 2026

APPLICANT: Mid Florida Community Services, Inc. d/b/a You Thrive, Florida

FILE NUMBER: SE-000011-2026

REQUEST: Special Exception Use Permit to allow Operation of a Childcare Center

GENERAL LOCATION: South side of Jefferson Street (SR 50), west of Cortez, and east of Emerson Road

PARCEL KEY NUMBER: 357143

APPLICANT'S REQUEST:

The applicant, You Thrive Florida (formerly Mid Florida Community Services), is requesting a Special Exception Use in order to operate a childcare center on a property zoned R-1C (Residential). The applicant currently leases the property from Hernando County, which includes one permanent building and five existing portable buildings. The applicant utilizes these existing structures for administrative offices and the provision of social service program. The existing office buildings will remain in place; however, the administrative office functions will be relocated to an off-site location on Pinehurst Drive in Spring Hill. The applicant is proposing to use the leased structures near Kennedy Park for childcare ages infant to 4 years of age. Drop off and pick up will naturally be staggered throughout the day which will allow sufficient parking, and no queuing of traffic will be on Kennedy Boulevard. A fenced recreation area will be provided on site adjacent to the existing structures. Two additional recreation areas will be created on the site, to the north and south of the existing portables.

SITE CHARACTERISTICS:

Site Size	23.90 Acres
Surrounding Zoning; Land Uses	North: East Jefferson Street South: PDP(GC) East: R1A, R2, R1C; Residential West: R1C, Emerson Road; Residential
Current Zoning:	R1C; Residential
Future Land Use Map Designation:	South Brooksville Planned Development District

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) reviewed the subject parcel and provided the following comment:

- The parcel is located within the City of Brooksville Utility Department's (CBUD) service area. Please contact CBUD for any utility related comments.

The City of Brooksville subsequently reviewed the petitioner's request and provided the following comments:

- For clarification, the project narrative indicates the site is currently served by water, sewer, and solid waste services. However, the existing structures are only served by potable water provided by the City of Brooksville. The City of Brooksville does not provide sanitary sewer or solid waste service to the subject parcel. It is believed the existing structures are served by on-site septic systems.

ENGINEERING REVIEW:

The subject site is located on the south side of Jefferson Street (SR 50), west of Cortez Boulevard, and east of Emerson Road. The County Engineer reviewed the petitioner's request and requested clarification on the following:

- Does the proposed use comply with the County's Parks Master Plan?
- Is an amendment to the existing lease required to accommodate this type of use?

Comments: Staff confirmed with the Parks and Recreation Director that the proposed project is consistent with the County's Parks Master Plan. Additionally, the Parks and Recreation Director confirmed that no amendment to the existing lease agreement with You Thrive Florida (formerly Mid Florida Community Services) is required to allow the proposed use.

LAND USE REVIEW:**Minimum Building Setbacks:**

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

Comments: The existing structures have established setbacks and are recognized as pre-existing. Any future development must meet the minimum building setbacks as required by the County's LDRs.

Parking:

Hernando County Land Development Regulations require minimum off-street parking ratios based on the type of use. 3.0 per 1,000 Gross Floor Area for childcare centers. If approved, the development shall provide the minimum required off-street parking in accordance with the Hernando County Land Development Regulations.

Comments: The petitioner has indicated that child drop-off and pick-up activities will be staggered throughout the day to accommodate parking demand and minimize vehicle queuing on Kennedy Boulevard.

The petitioner has submitted a request for a Special Exception Use Permit to allow the operation of a childcare facility. Childcare facilities may be approved as Special Exception uses in all zoning districts, subject to the applicable approval criteria and conditions.

A Special Exception Use Permit is an additional use that may be granted by the Planning and Zoning Commission (P&Z) in accordance with the Land Development Regulations (LDRs). As part of the review, The Planning and Zoning Commission must determine that the tract of land is suitable for the type of Special Exception use proposed by virtue of its location, shape, topography, and the nature of the surrounding development. The Planning and Zoning Commission may assign reasonable conditions to the approval.

The Special Exception Use Permit is a land use determination only. All applicable development regulations must be met if the permit is approved. Furthermore, Special Exception Use Permits shall comply with the minimum Special Exception Use General Standards set forth in Appendix A, Article V, Section 8(B), of the Hernando County Code.

If the Special Exception use is not established within a period of not more than two (2) years from the date of approval, the Special Exception Use Permit shall become null and void.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within the South Brooksville Planned Development District classification on the adopted Future Land Use Map. The area is characterized by residential uses. A childcare facility is an allowable use in all zoning districts with appropriate performance conditions.

FINDINGS OF FACT:

The request for a Special Exception Use Permit to allow a childcare facility is appropriate based on the following conclusions:

1. The proposed use can coexist with the surrounding uses, is not adverse to the public interest, and is consistent with the goals, objectives, and policies of the Hernando County Comprehensive Plan, subject to the recommended performance conditions.
2. Staff has confirmed with the Parks and Recreation Director that the proposed childcare facility is consistent with the County's Parks and Recreation Master Plan and that the proposed use does not require an amendment to the existing lease agreement between Hernando County and the lessee.

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 Concurrence. 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 RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit to allow operation of a childcare facility with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. Child drop-off and pick-up activities shall be staggered throughout the day to ensure adequate on-site parking is maintained and to prevent vehicle queuing or stacking on Kennedy Boulevard or adjacent public roadways.