

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: January 13, 2025

**APPLICANT:** QASR LLC, Alia Qureshi

**FILE NUMBER:** SE-24-10

**PURPOSE:** Special Exception Use Permit for an Assisted Living Facility

**GENERAL LOCATION:** South side of Gar Street, approximately 430' from Grove Road

**PARCEL KEY NUMBER:** 1001089

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### APPLICANT'S REQUEST:

The petitioner has submitted a request for a Special Exception Use permit in order to open an ALF/Assisted Living Facility. The facility will have a maximum of fourteen (14) residents. The parcel is currently a vacant lot, and the proposed structure will be approximately 7,100 square foot one (1) story building. There will be parking available for guests and staff. The petitioner is not requesting any deviations.

### SITE CHARACTERISTICS:

**Site Size:** 4.60 acres

**Surrounding Zoning Land Uses:** North: AR2; Undeveloped  
South: AR2; Undeveloped  
East: Suncoast Parkway  
West: AR2; Hospital, Undeveloped

**Current Zoning:** AR-2/ (Agriculture Residential-2)

**Future Land Use Map Designation:** Rural

**Flood Zone:** X

**UTILITIES REVIEW:**

The Hernando County Utilities Department (HCUD) has reviewed the petitioner's application and indicated they currently do not supply water or sewer service to this parcel. Water service is available; however, sewer service is not available at this time. HCUD has no objection to the request subject to connection to the central water system at time of vertical construction and Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System for the project.

**ENGINEERING REVIEW:**

The site is located on the south side of Gar Street, approximately 430' from Grove Road. The County Engineer has reviewed the petitioner's request and indicated the following:

- The petitioner must provide adequate parking for employees and visitors. Parking should include appropriately designated handicap parking space.
- Parking in the right-of-way is not permitted per Ordinance.

**LAND USE REVIEW:**

The subject property is located in the Potterfield Garden Subdivision and was designated Agriculture Residential District. A Community Residential Home per Municode Appendix A, Article 1, section 3 (32) "a dwelling unit licensed by the Agency for Health Care Administration which provides a living environment for up to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents." The petitioner has proposed to open and Assisted Living Facility with a maximum of 14 residents.

**Setbacks**

Proposed Building Setbacks:

- Front (Gar St): 50'
- Side: 10'
- Rear: 35'

**Buffers**

The minimum commercial buffer shall consist of a 5' landscaped buffer around parking lots. The congregate care facility use, located on such lot shall be permanently screened from the adjoining and contiguous residential properties to the south and west by a wall, fence, and/or approved enclosures. Such screening shall have a minimum height of five (5) [feet] and a maximum height of eight (8) feet and an evergreen hedge with a minimum height of five (5) feet at the time of planting.

**Comments:** While no buffers are required between ALF(Assisted Living Facility) and residential neighbors, staff recommends a minimum 10' perimeter landscape buffer.

**Parking**

County LDRs requires a minimum of 0.3 parking spaces per bed for an Assisted Living Facility. The petitioner is proposing a total of fourteen (14) beds which requires five (5) parking spaces.

**Lighting**

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

**Landscaping**

The petitioner must meet the minimum requirements of Florida Friendly Landscaping™ publications and the Florida Yards and Neighborhoods Program for design techniques, principles, materials, and plantings for required landscaping.

**COMPREHENSIVE PLAN REVIEW:**

The subject property is located within the Rural Future Land Use classification on the adopted Future Land Use map.

**Objective 1.04C:** The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

**Comments:** Assisted Living Facility are permitted in all zoning districts with an approved Special Exception Use Permit and appropriate performance conditions.

**FINDINGS OF FACT:**

The request for a Special Exception Use Permit for an Assisted Living Facility, is appropriate based on the following conclusion:

The proposed request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.

**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. 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 an Assisted Living 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. A comprehensive floral survey may be required. Survey shall be prepared by a qualified professional at the construction plan approval stage of development. The petitioner will be required to comply with all applicable FWC regulations and permitting.
3. The facility shall be limited to a maximum of fourteen (14) beds.
4. The Assisted Living facility shall meet the minimum parking requirements for Hernando County
5. No parking shall be permitted on the right-of-way.
6. The petitioner shall provide a minimum 10' landscape perimeter buffer
7. Minimum Building Setbacks:
  - Front (Gar St): 50'

- Side: 10'
- Rear: 25'

8. Any additional residents shall require an amendment to the special exception use permit.