



## STAFF REPORT

---

**HEARINGS:** Planning & Zoning Commission: July 13, 2026  
Board of County Commissioners: September 1, 2026

**APPLICANT:** Insteada, LLC/CEA Development, Inc.

**FILE NUMBER:** REZ-000021-2026

**REQUEST:** Rezoning from R-1B (Residential) to PDP(SF)/ Planned Development Project (Single Family)

**GENERAL LOCATION:** North side of Eagle Nest Drive, west and north of Maplewood Drive

**PARCEL KEY NUMBER(S):** 153078, 1411369, 153103, 1411378, 153112, 1411378

---

### APPLICANT'S REQUEST

The applicant is requesting a rezoning from R-1B (Residential) to PDP(SF)/Planned Development Project (Single-Family). The PDP(SF) zoning designation permits all principal and special exception uses allowed within the R-1A, R-1B, R-1C, R-2.5, R-2, and R-1MH zoning districts.

The applicant proposes to expand the residential development options currently available on the subject property by allowing two-family dwellings in addition to the previously approved single-family detached dwellings. Both housing types shall be developed in accordance with the R-2 (Residential) development standards, which permit single-family and two-family residential uses.

The subject property consists of six existing platted lots that are vested for six single-family dwelling units. Under the proposed PDP(SF) zoning, the applicant seeks authorization to develop up to six two-family dwellings, resulting in a maximum of twelve residential dwelling units on the site. The two-family dwellings may be constructed in a variety of configurations, including side-by-side or stacked units, and ownership arrangements may vary.

The applicant also retains the ability to develop one or more of the existing platted lots with single-family detached dwellings. The subject property consists of six existing platted lots ranging from approximately 0.93 acres to 3.25 acres in size. The existing plat configuration allows up to six dwelling units, equating to an overall density of approximately 0.51 dwelling units per acre. The proposed Master Plan would permit a maximum of twelve dwelling units, resulting in an overall density of approximately 1.02 dwelling units per acre.

The proposed Master Plan provides flexibility to develop the property in any one of, or a combination of, the following configurations:

- Six (6) single-family detached dwelling units constructed on the existing six platted lots;
- Six (6) duplex buildings, each containing two attached dwelling units under single ownership, constructed on one, several, or all of the existing six platted lots; and/or

- Up to twelve (12) fee-simple villa lots created through a replat of the existing six lots into as many as twelve individual lots, allowing for the construction of up to twelve (12) attached villa units. Each villa unit may be separately owned and conveyed on an individual fee-simple lot.

**Deviations Requested:**

- Setbacks:
  - Front: 20' (Deviation from 25')
  - Sides: 7.5' (Deviation from 10'),
  - Sides Two Family Dwelling: 0' (Deviation from 10')
- Maximum Height - 45' (Deviation from 35')
- Minimum Lot Width at the Building Line - 30' (Deviation from 75')
- Minimum Street Frontage: 30' (Deviation from 50")

**SITE CHARACTERISTICS:**

**Site Size**                      11.8 Acres

**Surrounding Zoning; Land Uses**

North:	AG(Agricultural)/ Minnow Creek
South:	R-1B(Residential)/ Vacant Lot, Single Family Homes
East:	PDP(RR) Planned Development Project (Resort Residential)/ Vacant
West:	R-1B(Residential) and AG(Agricultural)/ Minnow Creek, Single Family Homes

**Current Zoning:**      R-1B (Residential)

**Future Land Use**      Residential

**Map Designation:**

**Density**                      6 Dwelling Units = .51 per acre  
 12 Dwelling Units = 1.02 per acre

**ENVIRONMENTAL REVIEW**

The petitioner shall be required to comply with all applicable Southwest Florida Water management district and Florida Fish and Wildlife Conservation Commission (FWC) permits.

**UTILITIES REVIEW**

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

- HCUD does not currently supply water or wastewater service to these parcels. Water & wastewater service are available. HCUD has no objection to the zoning change from R1B (Residential) to PDP(SF) Planned Development Project (Single Family) to allow all permitted uses and special exception uses allowed in the R-1A, R-1C, R-2.5, and R-1MH zoning districts.

## ENGINEERING REVIEW

The subject site is located on North side of Eagle Nest Drive, west and north of Maplewood Drive.

The County Engineer has reviewed the petitioner's request and has the following comments:

- Each parcel must install a residential driveway apron meeting the requirements of Hernando County Facility Design Guideline IV-26/Residential Connection.

## LAND USE REVIEW

The petitioner is proposing a residential development consisting of a combination of single-family detached dwellings and/or two-family dwelling units, with a maximum total of twelve (12) dwelling units permitted regardless of the development configuration selected. The property consists of six existing platted lots ranging from approximately 0.93 acres to 3.25 acres in size, totaling 11.80 acres. Based on the proposed development options, the overall density of the project would range from approximately 0.51 dwelling units per acre to 1.02 dwelling units per acre

### Single Family Dwelling Lot Requirements:

- Setbacks:
  - Front: 20' (Deviation from 25')
  - Side: 7.5' (Deviation 10')
  - Rear: 20'
- Dimensions and Area Regulations:
  - Minimum Lot Area: 7,500 square feet
  - Minimum Living Area: 900 square feet
  - Maximum Building Coverage: 35% of the lot area
  - Minimum Lot Width at Building Line: 30' (Deviation from 75')
  - Minimum Street Frontage: 30' (Deviation from 50")
  - Maximum Building Height: 45' / 2 ½ stories (Deviation from 35')

### Two-Family Dwelling Lot Requirements

- Setbacks:
  - Front: 20' (Deviation from 25')
  - Side: 0' (Deviation 10')
  - Rear: 20'
- Dimensions and Area Regulations:
  - Minimum Lot Area: 12,000 square feet
  - Minimum Living Area: 600 square feet
  - Maximum Building Coverage: 35% of the lot area
  - Minimum Lot Width at Building Line: 30' (Deviation from 75')
  - Minimum Street Frontage: 30' (Deviation from 50")
  - Maximum Building Height: 45' / 2 ½ stories (Deviation from 35')

**Comments:** The applicant has advised that due to floodplain development requirements, the finished floor elevation of future residential structures may need to be elevated by as much as ten (10) feet above existing grade. As a result, the applicant is requesting a deviation from the maximum building height requirement to accommodate the additional elevation necessary to meet applicable flood hazard regulations while maintaining functional residential building designs

**Buffers:**

The property contains a significant jurisdictional wetland feature (Minnow Creek) that forms a natural buffer along the northern, western, and eastern boundaries of the site. An existing 25' upland buffer will be maintained adjacent to the jurisdictional line in compliance with the applicable Southwest Florida Water Management District (SWFWMD) regulations.

**Comments:** Article VIII (Planned Development Project), Section 1 (General Provisions) requires buffers external to the PDP and only specifies buffers between multifamily and commercial uses that are adjacent to residential and agricultural uses. There are no compatibility issues or land use conflicts, so an extra level of buffering is unnecessary.

## 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.

### **Residential Category**

**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.

### **Single-Family Housing**

**Strategy 1.04B(3):** The Residential Category will include zoning for single-family housing, generally averaging a density of 2.5 dwelling units per gross acre to 6.0 dwelling units per gross acre comprised of varying lot sizes and dwelling unit types such as senior housing, villa housing, single family detached housing, and zero lot line housing.

**Land Use Compatibility**

**Objective 1.10B:** The County shall establish standards by which land use compatibility is evaluated in the review of proposals for Future Land Use Map amendments, zoning changes, and other land development applications.

**Strategy 1.10B(2):** Zoning changes should be compatible with surrounding development and minimize impact to natural resources. Impacts may be mitigated through design of building placement, buffers, noise reduction, setbacks and other appropriate planning techniques or performance measures.

**Comments:** The subject site is located within the Residential Land Use category. The uses requested through this application are consistent with the Comprehensive Plan, Future Land Use Element strategies for the commercial classification.

**FINDINGS OF FACT**

The requested rezoning from R-1B to PDP(SF) Planned Development Project (Single Family) is appropriate based on the following conclusions:

- The request is consistent with the Comprehensive Plan and is compatible with the surrounding uses.

**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 the Board of County Commissioners adopt a Resolution approving the petitioner's request to rezone the subject property from R-1B (Residential) to PDP(SF)/ Planned Development Project (Single Family) 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 wildlife survey shall be prepared by a qualified professional to identify any other listed species present prior to clearing or development activities. The petitioner is required to comply with all applicable Florida Fish and Wildlife Conservation Commission (FWC) regulations.
3. 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, as applicable.
4. Invasive plant species shall be identified during the construction plan review and removed during the development process.
5. A 25-foot-wide wetland conservation buffer meeting the requirements of SWFWMD shall be maintained around the jurisdictional wetland boundaries of the existing wetland areas and may be part of a pedestrian trail network. The Wetland Buffer shall be measured from the jurisdictional line upon approval from SWFWMD. The Buffers shall be planted with native vegetation, where needed, to control erosion and as required by the applicable permitting agencies. No building construction shall occur in the Wetland Buffer.
6. Single Family Dwelling Lot Requirements:

**Setbacks:**

- Front: 20' (Deviation from 25')
- Side: 7.5' (Deviation 10')
- Rear: 20'

**Dimensions and Area Regulations:**

- Minimum Lot Area: 7,500 square feet
- Minimum Living Area: 900 square feet
- Maximum Building Coverage: 35% of the lot area
- Minimum Lot Width at Building Line: 30' (Deviation from 75')
- Minimum Street Frontage: 30' (Deviation from 50")
- Maximum Building Height: 45' / 2 ½ stories (Deviation from 35')

**Buffer:**

- 25' Upland Buffer adjacent to the Jurisdictional Line

7. Two- Family Dwelling Lot Requirements

Setbacks:

- Front: 20' (Deviation from 25')
- Side: 0' (Deviation 10')
- Rear: 20'

Dimensions and Area Regulations:

- Minimum Lot Area: 12,000 square feet
- Minimum Living Area: 600 square feet
- Maximum Building Coverage: 35% of the lot area
- Minimum Lot Width at Building Line: 30' (Deviation from 75')
- Minimum Street Frontage: 30' (Deviation from 50")
- Maximum Building Height: 45' / 2 ½ stories (Deviation from 35')

Buffer:

- 25' Upland Buffer Adjacent to the Jurisdictional Line

8. Development of the subject property shall be limited to a maximum of twelve (12) dwelling units. Permitted residential development may consist of and of the following:

- Six (6) single-family detached dwellings,
- Six (6) duplex buildings containing a total of twelve (12) dwelling units,
- Up to twelve (12) fee-simple villa units
- Or any combination thereof; in no event shall the total number of dwelling units constructed on the subject property exceed twelve (12).

9. Prior to issuance of any building permit, each lot shall be provided with a residential driveway connection constructed in accordance with Hernando County Facility Design Guidelines, Section IV-26 (Residential Connection), as may be amended. Prior to issuance of any building permit, each lot shall be provided with a residential driveway connection to the county road. The portion of the driveway connection extending from the edge of pavement to the right-of-way line shall be constructed in accordance with Hernando County Facility Design Guidelines, Section IV-26 (Residential Connection), as may be amended.

10. Driveway improvements located on private property beyond the right-of-way line shall not be required to comply with, and may deviate from, the design standards set forth in said Guidelines as follows: A single driveway connection may provide shared access to the county road for more than one lot, provided that the lots so served are subject to a recorded shared access and maintenance agreement, in form acceptable to the County Attorney, establishing cross-access easements and maintenance responsibilities among the benefited lots.

11. The County shall bear no responsibility for maintenance, repair, or improvement of any portion of the driveway beyond the apron connection to the county roadway. Where alternative materials or standards are utilized within the right-of-way between the apron and private property, such improvements shall remain the sole responsibility of the property owner(s), and the County shall not be obligated for the maintenance or improvement thereof.

12. The petitioner must apply for and receive a Finding of School Capacity from the School District prior to the approval of the conditional plat or the functional equivalent. The County will only issue a certificate of concurrency for schools upon the School District's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of subdivision approval or site plan approval (or functional equivalent) for each level of school without mitigation, or with the execution of a legally binding proportionate share mitigation agreement between the applicant, the School District, and the County.
  
13. The petitioner shall provide a revised plan in compliance with all the performance conditions within thirty (30) calendar days of receipt from county staff of the final actions of the BOCC approval. Failure to submit the revised plan will result in no further development permits being issued.