



STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 8, 2025
Board of County Commissioners: November 4, 2025

APPLICANT: Gulf Key Rentals LLC

FILE NUMBER: H-25-24

REQUEST: Rezoning from PDP(SF)/ Planned Development Project (Single Family) to PDP(OP)/Planned Development Project (Office Professional)

GENERAL LOCATION: Northeast corner of Mariner Boulevard and Springwood Road

PARCEL KEY NUMBER(S): 843822

APPLICANT'S REQUEST

The petitioner is requesting to rezone the subject property from PDP(SF) Planned Development Project (Single Family) to PDP(OP) Planned Development Project (Office Professional) to allow for the establishment of a dietitian office. The proposed business will operate within the existing 1,003-square-foot structure located on the parcel. The office will employ approximately two (2) staff members and is expected to serve between four (4) and six (6) patients per week, by appointment only.

SITE CHARACTERISTICS

Site Size: 0.2 acres

Surrounding Zoning;

Land Uses: North: PDP(SF)/ Planned Development Project (Single Family)
South: PDP(SF)/ Planned Development Project (Single Family)
East: PDP(SF)/ Planned Development Project (Single Family)
West: PDP(SF)/ Planned Development Project (Single Family)

Current Zoning: PDP(SF) Planned Development Project (Single Family)

Future Land Use

Map Designation: Residential

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's application and provided the following comments:

- HCUD currently supplies water and wastewater service to this parcel.
- HCUD has no objection to the zoning change from PDP (Single Family) to C-2 (Commercial) to operate a dietitian office on this parcel.
- HCUD will convert this existing residential account to a commercial account after Board of County Commissioners approval of the zoning change.
- Installation of a backflow prevention assembly will be required once the account is zoned commercial.

ENGINEERING REVIEW

The subject site is on Northeast corner of Mariner Boulevard and Springwood Road. The County Engineer has reviewed the petitioner's request and provided the following comments:

- The driveway shall be reconfigured to prevent vehicles from backing out onto Mariner Blvd.
- Provide commercial parking to include Handicap parking space with appropriate signs and markings.
- Provide sidewalk connectivity from building to sidewalk(s) along Mariner Blvd.

LAND USE REVIEW

The subject property is in the Spring Hill – 2nd Replat Subdivision and is currently designated PDP(SF)/ Planned Development Project (Single Family). The surrounding properties have been developed as PDP(SF)/ Planned Development Project (Single Family) homes.

Setbacks:

- | | |
|----------------------|-----|
| • Mariner Boulevard: | 25' |
| • Springwood Road: | 25' |
| • Side: | 10' |
| • Rear: | 20' |

Buffers:

A buffer shall be required between a Planned Development Project land use which is multifamily or non-residential and a land use, external to the PDP, which is residential, agricultural-residential or agricultural.

The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties 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, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

Lighting:

County Land Development Regulations require lighting that enhances the visual impact of the project on the community and specifically address lighting intensity levels and glare accordingly. Commercial buildings and projects shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Comments: The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage.

Parking:

County Land Development Regulations require a minimum of Three and a half (3.5) parking spaces per One Thousand (1,000) square feet of gross floor area. The petitioner is using an existing building with a total of One Thousand and Three (1,003) square feet. This would require a minimum of Four (4) parking spaces.

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 Residential Future Land Use classification on the adopted Future Land Use map. The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.

Future Land Use Element, 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.

Strategy 1.04B(1) Commercial and institutional uses within the Residential Category are generally associated with medium and high-density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential use may also be allowed.

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 rezoning request from PDP(SF) to PDP(OP) is appropriate due to the following findings of fact:

1. The subject parcel is currently zoned as PDP(SF)/ Planned Development Project (Single Family)
2. The proposed PDP(OP)/ Planned Development Project (Office Professional) zone is compatible with surrounding zoning districts.
3. Residential Protection Standards, as necessary, will apply to the subject site at the time of site development.

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 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 RECOMMENDATION

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 PDP(SF)/ Planned development Project (Single Family) to PDP(OP)/ Planned development Project (Office Professional) 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. The petitioner shall be required to comply with all applicable Southwest Florida Water Management District, Florida Fish and Wildlife Conservation Commission, and Florida Department of Environmental Protection permitting requirements.
3. Installation of a backflow prevention assembly shall be required once the account is zoned commercial.
4. The driveway shall be reconfigured to prevent vehicles from backing out onto Mariner Blvd.
5. Provide commercial parking to include Handicap parking space with appropriate signs and markings.
6. Provide sidewalk connectivity from building to sidewalk(s) along Mariner Blvd.
7. Existing Building Setbacks

• Mariner Boulevard:	25'
• Springwood Road:	25'
• Side:	10'
• Rear:	20'
8. The buffer shall consist of a minimum five-foot landscaped separation distance. The multifamily or nonresidential use located on such lot shall be permanently screened from the adjoining and contiguous properties 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, or an evergreen hedge with a minimum height of five (5) feet at the time of planting.

9. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.
10. Parking requirements are calculated for a Dietitian Office at a rate of Three and a half (3.5) spaces per One Thousand (1,000) Square feet of gross floor area. This will require Four (4) parking spaces.
11. 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.
12. The petitioner shall provide a Master Plan in compliance with all the performance conditions within Thirty (30) calendar days of Board of County Commissioners approval. Failure to submit the revised plan will result in no further development permits being issued

PLANNING AND ZONING COMMISSION RECOMMENDATION

On September 8, 2025, the Planning and Zoning Commission voted 4-0 to recommend 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(OP)/ Planned development Project (Office Professional) 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.
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