

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: May 11, 2026  
Board of County Commissioners: July 7, 2026

**APPLICANT:** Windy Southall and Henry Southall

**FILE NUMBER:** H-26-14

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

**GENERAL LOCATION:** West side of Leonard Street, approximately 306' south of Dr. Martin Luther King Jr Boulevard

**PARCEL KEY NUMBER:** 1027597

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### APPLICANT'S REQUEST

The petitioner requests rezoning of the subject 0.16-acre parcel from R-1B (Residential) to R-1A (Residential) to allow for the placement of a mobile home. The petitioner has indicated that a mobile home is proposed for the property.

### SITE CHARACTERISTICS:

**Site Size:** 0.16 acres

**Surrounding Zoning & Land Uses:**

North: R-1B; Single Family Home  
South: R-1B; Single Family Homes  
East: R-1B; Single Family Homes  
West: C-2; Nature Coast Outreach Center

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

**Future Land Use**

**Map Designation:** Brooksville Planned Development District

### UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the petitioner's request and indicated the subject 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 subject property is located on the west side of Leonard Street, approximately 306' south of Dr. Martin Luther King Jr. Boulevard.

The Engineering Department has reviewed the petitioner's request and provides the following comment:

- A driveway apron must be installed in accordance with Hernando County Facility Design Guideline IV-26 for Residential Connections.

**LAND USE REVIEW**

The petitioner is requesting a Euclidean R-1A (Residential) zoning designation. The R-1A district permits single-family detached dwellings, mobile homes, and associated accessory structures. Several properties within a 300-foot radius of the subject site are also zoned R-1A.

The subject property is located within a platted subdivision (Brooksville Manor) and is situated along the boundary of the City of Brooksville.

Minimum R-1A (Residential) Building Setbacks:

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

**Comments:** The R-1A (Residential) zoning district permits single family and mobile homes as the principal structure. 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.

**COMPREHENSIVE PLAN REVIEW**

The area is characterized by a mixture of both R-1A (Residential) and R-1B (Residential). The request will provide the petitioner with the opportunity to place a mobile home on the parcel.

**Brooksville Planned Development District**

**Strategy 1.04A(11):** The Planned Development District Category provides for coordinated planning of new developments and redevelopments with proposed multiple uses or types, or that have specialized or unique characteristics, and would benefit from planning and coordination. This category may be project, or area specific, and may include its own set of strategies.

**Comments:** This area of the County has the Future Land Use of Planned Development District because of its unique and historic nature. The land use for this property, residential, will remain the same and only the type of home that will be placed on the property will change. The

request is consistent with the Comprehensive Plan and the surrounding area.

**FINDINGS OF FACT:**

1. Rezoning from R-1B (Residential) to R-1A (Residential) is appropriate considering the is no change in land use, only a change in 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. 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 R-1B (Residential) to R-1A (Residential).