



## STAFF REPORT

---

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

**APPLICANT:** Jacqueline Commons LLC

**FILE NUMBER:** H-26-17

**REQUEST:** Rezone to PDP(OP)/ Planned Development Project (Office Professional) with specific C-1 uses

**GENERAL LOCATION:** Northside of Jacqueline Road, approximately 350' south of Mariner Boulevard

**PARCEL KEY NUMBER(S):** 999842

---

### APPLICANT'S REQUEST

The property owner is requesting to rezone the current AR2 (Agricultural Residential-2) property to PDP(OP) (Planned Development Project (Office Professional)) with the following C-1 (General Commercial) uses:

1. (a) Comparison Goods Store
2. (c) Personal service establishments
3. (d) Domestic and business service establishments
4. (e) Domestic and business repair establishments
5. (i) Indoor commercial amusement establishments

This rezoning will allow small-scale commercial uses such as retail stores, personal and business services, repair shops, and restaurants with or without alcohol service.

The proposed site plan includes three buildings:

1. A 10,500-square-foot mixed-use building at the front of the property with offices and small retail spaces on the first floor and eight apartments above, intended primarily for business owners.
2. A 10,000-square-foot commercial building along Jacqueline Street designed for small offices and service businesses, with overhead doors for storage. This space is intended for local service providers such as pool companies, electricians, and similar businesses. Industrial uses and high-end retail will not be permitted.
3. A 15,000-square-foot building at the rear of the property to be used as a youth sports training facility.

To provide separation from the surrounding neighborhood, a 10-foot landscaped buffer and fencing are proposed along the north, east, and west property lines.

**SITE CHARACTERISTICS**

<b>Site Size</b>	4.76 Acres
<b>Surrounding Zoning; Land Uses</b>	North: AR2 South: ROW/ AR2 East: AR2 West: PDP(GC) Commercial
<b>Current Zoning:</b>	AR2
<b>Future Land Use Map Designation:</b>	Commercial

**ENVIRONMENTAL REVIEW**

The petitioner shall comply with all applicable Florida Fish and Wildlife Commission and Southwest Florida Water Management District requirements.

**UTILITIES REVIEW**

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water is available, there is an 8" force main in the right of way on the North side of Jacqueline Rd. HCUD has no objection to the zoning change from AR2 to PDP (OP) with C-1 uses to allow restaurants, goods stores, and business on the parcel. Subject to a utility capacity analysis and connection to the central water & wastewater system at time of site development

**Comments:** The petitioner shall provide a utility capacity analysis and demonstrate connection to the central water and wastewater system at the time of site development.

**ENGINEERING REVIEW**

The subject site is located on Northside of Jacqueline Road, approximately 350' south of Mariner Boulevard. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- A Traffic Access Analysis is required for this project. Any improvements identified by the traffic access analysis will be the responsibility of the developer.
- Relocate the access connection further to the west, so there are no conflicts with the existing access to the adjacent parcel to the east.
- Jacqueline Road is a Collector Road, sidewalk along the entire property frontage of Jacqueline Road is required.
- Connect buildings to the future sidewalk on Jacqueline Road.

## LAND USE REVIEW

The petitioner is requesting a Rezoning to PDP(OP)/ Planned Development Project (Office Professional) with specific C1 uses for:

1. (a) Comparison Goods Store
2. (c) Personal service establishments
3. (d) Domestic and business service establishments
4. (e) Domestic and business repair establishments
5. (i) Indoor commercial amusement establishments

### **Setbacks:**

- Jacqueline Road: 35'
- West: 20'
- East: 20'
- North: 35'

### **Buffers:**

The petitioner has proposed the following perimeter buffers for the subject site:

- Front (Jacqueline Road): 5' Natural Enhanced Landscape Buffer
- Sides: 10' Natural vegetated buffer enhanced as necessary to meet 80% opacity
- Rear : 10' Natural vegetated buffer enhanced as necessary to meet 80% opacity

**Comments:** Buffers shall consist of natural vegetated areas, enhanced as necessary to achieve 80% opacity. The existing natural 10-foot buffer shall be preserved and enhanced to meet this requirement.

### **In accordance with Chapter 10 Article II Section 10-21:**

The landscape buffer shall be planted with a staggered row of native shade trees and/or long-leaf pine trees, three (3) inch minimum caliper Florida Grade Number 1 or better, with maximum spacing of thirty (30) feet on center. Special care shall be taken to avoid monocultural plantings. The buffer shall also include ten (10) native shrubs for each required tree at a minimum planting height of eighteen (18) inches. The shrubs may be planted in groupings or in a serpentine pattern between trees. Grasses and/or other groundcover shall be required to complete the buffer.

Primary facade: For parcels of one-half-acre or larger except large retail projects, building perimeter landscaping on the primary facade side shall be planted adjacent to, or between the building and the drive aisle or parking area and shall include shrubs and ground cover. The minimum landscaped area shall be determined by the following formula: Five (5) feet times the length of each primary facade times fifty (50) percent. The area of building perimeter landscaping can be used to meet the

requirement for overall landscaping for the parcel. Landscaping shall use native and drought tolerant materials.

**In accordance with Chapter 10 Article II Section 10-26 Vegetative Buffer requirements;**

- (b) A vegetative buffer is an area of land containing any combination of preserved natural vegetation or installed greenery. It may include berms, fences, or walls. Turf grass is acceptable as a "vegetative ground cover", but not as a "vegetative buffer". If a fence or wall is used, it shall be visually dominated by greenery and attain fifty (50) percent opacity/coverage within twelve (12) months of planting.
- (d) A vegetative buffer is required in the following locations:
  - (1) *Along street right-of-way/pavements:*
    - a. A vegetative buffer at least five (5) feet in width shall abut the street right-of-way/pavements for at least half of the street right-of-way frontage. If only installed planting areas are used, the vegetative buffer shall include a hedge of shrubs with a minimum height of eighteen (18) inches at time of planting. Shrubs shall be appropriately spaced according to growth needed of the species for the hedge to attain eighty (80) percent opacity within twelve (12) months of planting.

**Lighting:**

County Land Development Regulations (LDRs) require lighting that enhances the visual impact of the project on the community and to 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:** If approved, the petitioner should be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.

**Parking:**

In accordance with the Hernando County Land Development Regulations, retail and office uses are required to provide parking at a rate of 4 spaces per 1,000 square feet. Construction service establishments are required to provide 1.5 parking spaces per employee. Recreation facilities are required to provide 5 parking spaces per 1,000 square feet of Gross Floor Area (GFA).

**COMPREHENSIVE PLAN REVIEW**

The subject site is located within the Commercial Land use designation on the County's adopted Comprehensive Plan.

**Strategy 1.04A(6):** The Commercial Category provides for commercial uses including products and services along major corridors and at roadway intersections to serve residents and visitors on both a localized and regionalized basis. The Commercial Category recognizes existing commercial use corridors along U.S. Highway 19 and State Route 50 and existing and planned commercial nodes at intersections of arterial and/or collector roads. The Commercial Category includes small unmapped existing commercial properties. The Commercial Category also recognizes the ability to designate infill parcels for commercial use lying in proximity to and between, but not necessarily contiguous to, other existing commercially designated properties. Publicly owned lands along the commercial use corridors that are made available for surplus may be considered to have a Commercial designation, if the agency proceeds through the Comprehensive Plan Amendment process to amend the future land use map, in accordance with Section 163.3184, F.S.

**Objective 1.04G:** The Commercial Category allows primarily retail, office, and commercial service uses with an overall average gross floor area ratio of 0.35 but also includes limited industrial, recreational, and institutional uses. Residential and mixed uses may be allowed subject to locational criteria and performance standards.

**Strategy 1.04G(1):** Commercial development as envisioned on the Future Land Use Map is intended primarily for locations at major intersections and along major corridors where service to local and regional markets are enhanced by transportation patterns. New commercial zoning is directed to these mapped areas. Commercial areas that are not mapped but are allowed under this Future Land Use Category include neighborhood commercial and specialty commercial uses as described in this Plan, commercial approved as part of mixed-use developments, commercial designated by planned development districts, the infill development of existing commercial areas, commercial areas extending from designated commercial nodes, and pre-existing commercially developed and designated areas. Frontage roads and cross-access between commercial uses is required where needed in accordance with the provisions of this Plan and adopted land development regulations.

**Comments:** The request is consistent with the Comprehensive Plan, compatible with surrounding uses, and provides adequate residential protection for existing surrounding residential developments.

## FINDINGS OF FACT

A Rezone to PDP(OP)/ Planned Development Project (Office Professional) with specific C1 uses is appropriate due to the following findings of fact:

1. The request is consistent with the Comprehensive Plan Strategies for the location of commercial development and the surrounding commercial 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 for a Master Plan revision on parcel zoned PDP(GHC)/ Planned Development Project (General Commercial to Include C2 Uses for Fuel Station 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. 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.
4. The petitioner is requesting a Rezoning to PDP(OP)/ Planned Development Project (Office Professional) with specific C1 uses for:
  1. (a) Comparison Goods Store
  2. (c) Personal service establishments
  3. (d) Domestic and business service establishments
  4. (e) Domestic and business repair establishments
  5. (i) Indoor commercial amusement establishments
5. The petitioner shall provide a utility capacity analysis and connection to the utility system(s), as required by ordinance, at time of site development.
6. A Traffic Access Analysis is required. Any improvements identified by the Traffic Access Analysis will be the responsibility of the developer to install.
7. The petitioner shall relocate the access connection further to the west, so there are no conflicts with the existing access to the adjacent parcel to the east.

8. Jacqueline Road is a Collector Road, sidewalk along the entire property frontage of Jacqueline Road is required.
9. The petitioner shall provide pedestrian connections from the buildings to the future sidewalk along Jacqueline Road.
10. The driveways, parking spaces, and overall site layout shall be required to meet all applicable County standards, as outlined in the facility design guidelines.
11. The petitioner shall coordinate with the Florida Department of Transportation (FDOT) for Access Management approval and obtain any required drainage permits prior to site development.
12. Building Setbacks:
  - Jacqueline Road: 35'
  - West: 20'
  - East: 20'
  - North: 35'
13. Minimum Buffers:
  - Front (Jacqueline Road): 5' Natural Enhanced Landscape Buffer
  - Sides: 10' Natural vegetated buffer enhanced as necessary to meet 80% opacity
  - Rear : 10' Natural vegetated buffer enhanced as necessary to meet 80% opacity
14. The petitioner shall establish and maintain the natural vegetive buffer in accordance with Chapter 10, Article II, Sections 10-21 and 10-26 of the Hernando County Land Development Regulations.
15. No signage shall be located within the vegetative buffer in accordance with Chapter 10, Article II of the Hernando County Land Development Regulations.
16. The petitioner shall be required to provide full cutoff fixtures and retain all light on-site and prevent any light spillage onto neighboring properties.
17. In accordance with the Hernando County Land Development Regulations, retail and office uses are required to provide parking at a rate of 4 spaces per 1,000 square feet. Construction service establishments are required to provide 1.5 parking spaces per employee. Recreation facilities are required to provide 5 parking spaces per 1,000 square feet of Gross Floor Area (GFA). The applicant will be required to demonstrate compliance with all applicable parking requirements at the time of site plan review for the proposed commercial development.
18. The petitioner shall provide a Master Plan in compliance with all the performance conditions within 30 calendar days of receipt of Board of County Commissioners action from Development Services Staff. Failure to submit the revised plan will result in no further development permits being issued.