

STAFF REPORT

HEARINGS: Planning & Zoning Commission:
Board of County Commissioners:

APPLICANT: A. Ventimiglia, Angelo Scarfo

FILE NUMBER: H-23-07

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

**GENERAL
LOCATION:** North of the intersection of Campbell Dr. and Carol Dr.

**PARCEL KEY
NUMBERS:** 132449

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of the subject property from R-1B (Residential) to R-1A (Residential) to provide a greater range of housing options. The applicant would like to place a mobile home on the property.

SITE CHARACTERISTICS

Site Size: 6,600 square feet

**Surrounding Zoning;
Land Uses:**

North:	CPDP (Combined Planning Development Project); with RV and Mobile Home uses.
South:	R-1B (Residential); Single Family Homes
East:	R-1B (Residential); Single Family Homes
West:	PDP(MH)/ Planned Development Project (Mobile Home); Mobile Homes

Current Zoning: R-1B (Residential)

**Future Land Use
Map Designation:** Residential

ENVIRONMENTAL REVIEW

Soils: Kendrick Fine Sand 5%-5% Slopes

Protection Features: There are neither Protection Features (Wellhead Protection Areas (WHPA) nor Special Protection Areas (Special Protected Areas (SPAs) on this site according to county data.

Hydrologic Features:	The subject parcel is in a karst sensitive area.
Habitat:	The subject property is designated Residential High Density >5 Dwelling Units per Acre according to FWC CLC mapping (Florida Cooperative Land Cover Classification System that combines Florida Land Use Cover and Classification System with fish and wildlife data).
Water Quality:	The subject property is within the Chassahowitzka River Basin Management Action Plan (BMAP), and the Chassahowitzka Outstanding Florida Springs (OFS) Group.
Flood Zone:	The subject property is an X flood zone.

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has provided the following comment: this property is located within the City of Brooksville Utility Department's (CBUD) first right to serve district; contact CBUD (City of Brooksville Utility Department) for any utility related comments.

ENGINEERING REVIEW

The County Engineer has reviewed the petitioner's request and provided the following comment: A residential driveway apron permit is required. Please refer to the Hernando County Facility Design Guideline IV -26

LAND USE REVIEW

The subject property is on the perimeter of the Damac Estates Subdivision. The adjacent parcel on the western property line is a part of the Damac Modular Home Park, and the adjacent parcel on the northern property line is a large-scale RV and mobile home development. The rezoning of the subject parcel will not create any discord within the surrounding properties.

COMPREHENSIVE PLAN REVIEW

Future Land Use Map

The subject property is designated as Residential on the 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.
- Strategy 1.04B(8): Mobile homes are recognized as an affordable housing choice in the Residential Category, providing for compatibility with surrounding land uses and served at the site by appropriate infrastructure and services in accordance with Residential Category standards. Direct access to an arterial or major

collector roadway is required to facilitate emergency evacuation.

FINDING OF FACTS

1. The subject parcel is located between single family homes and mobile homes.
2. The requested Mobile Home use is consistent with the Residential Future Land Use category.

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 to rezone the property from rezoning from R-1B (Residential) to R-1A (Residential).