



## STAFF REPORT

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

**APPLICANT:** Daniel James Spencer

**FILE NUMBER:** H-26-12

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

**GENERAL LOCATION:** Southeast corner of Mariner Boulevard and Odin Street

**PARCEL KEY NUMBER(S):** 299457

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### APPLICANT'S REQUEST

The Petitioner has requested 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 small realty office. The hours of operation will be from 9:00 a.m. -5:00 p.m. Monday through Friday, closed weekends and holidays. The proposed business will operate within the existing structure.

### SITE CHARACTERISTICS

**Site Size:** .30 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

Hernando County Utilities Department (HCUD) supplies only water to this parcel. There is an existing 8" force main on the south side of Spring Hill Drive adjacent to the parcel. Gravity sewer service is not available. HCUD has no objection to the zoning change from residential to PDP Office Professional to allow a small real estate office to operate out of the home. Upon zoning approval, the existing residential account will be converted to a commercial account, and a backflow prevention assembly (BPA) must be installed per ordinance.

## ENGINEERING REVIEW

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

- A driveway apron will be required along Odin Street to protect the edge of the roadway. Refer to Hernando County Facility Design Guidelines IV-25/ Commercial Connection.
- The petitioner must revise parking access to be internal to site and must create parking spaces and drive isle that does not allow backing into the roadway.
- The petitioner shall provide Handicap accessible parking. Refer to Hernando County Facility Design Guideline V-09.
- No access to Mariner will be allowed.

## 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.

### Existing Building Setbacks:

- Mariner Boulevard: 25'
- Odin Street 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 Thirteen and Ninety-five (1395) square feet. This would require a minimum of Five (5) parking spaces.

**Landscape:**

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. A driveway apron will be required along Odin Street to protect the edge of the roadway.
4. Revise parking access to be internal to site. Create parking spaces and drive isle that does not allow backing into the roadway.
5. Provide Handicap accessible parking.
6. Existing Building Setbacks

- Mariner Boulevard: 25'
- Odin Street: 25'
- Side: 10'
- Rear: 20'

7. 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.
8. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.
9. Parking requirements are calculated for a Realty 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 five (5) parking spaces.
10. 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 February 9, 2026, the Planning and Zoning Commission voted 3-0 to approve the petitioner's request to Rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(OP) Planned Development Project (Office Professional) with modified 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. A driveway apron will be required along Odin Street to protect the edge of the roadway.
4. Revise parking access to be internal to site. Create parking spaces and drive isle that does not allow backing into the roadway.
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6. Existing Building Setbacks
  - Mariner Boulevard: 25'
  - Odin Street: 25'
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  - Rear: 20'
7. 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.~~ by a 6' panel style fence. These panels can consist of PVC, wood, or an alternative material consistent with the land development regulations.
8. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.
9. Parking requirements are calculated for a Realty 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 five (5) parking spaces.
10. 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.