



in hernando county, if a property is zoned res-3 and the flu



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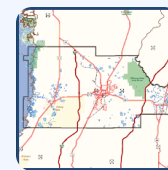
In Hernando County, a property zoned RES-3 with a residential Future Land Use (FLU) designation **could potentially be rezoned to commercial, but it is not guaranteed and requires a formal application process**. The property's residential FLU is a major hurdle, as the zoning must be consistent with the Comprehensive Plan and its Future Land Use Map (FLUM). 

The process and requirements

- 1. Comprehensive Plan amendment:** The first, and most challenging, step would be to apply for an amendment to the county's Comprehensive Plan to change the Future Land Use designation for the property from residential to commercial. Rezoning is then done in a separate but coordinated process. A change to the Comp Plan is a complex, data-intensive process that must address how the change will affect the overall community and infrastructure, not just the property owner.
- 2. Compatibility with surroundings:** The Hernando County Planning Department will assess the rezoning request for its compatibility with surrounding residential areas and infrastructure. The county is concerned with the impact on neighbors and the overall community. Commercial buildings, particularly in "mid-block" or corner lot

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locations, are subject to specific orientation and setback rules to minimize impact on adjacent properties.

3. **Application and review:** The property owner must submit a rezoning application and pay the required fees to the Hernando County Planning Division. A rezoning request will likely require a detailed presentation and justification for the change.
4. **Public hearings:** The request will go before the Planning and Zoning Commission and the Board of County Commissioners for public hearings. This involves publishing a public notice, and neighbors and other citizens will have an opportunity to provide comments.
5. **Board decision:** The Board of County Commissioners will make the final decision. Their determination will be based on the Planning Department's review, the project's adherence to the Comprehensive Plan, and public input. [🔗](#)

Disclaimer: This is a general overview. It is highly recommended that you consult with the Hernando County Planning Division or a qualified land-use attorney to get specific advice for your property. [🔗](#)

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