

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: December 11, 2023  
Board of County Commissioners: January 9, 2024

**APPLICANT:** Central FI Rentals, LLC

**FILE NUMBER:** H-23-63

**REQUEST:** Rezone from AR-2 (Agricultural/Residential-2) to R-1A (Residential)

**GENERAL LOCATION:** East and West sides of Strawberry Drive, extending approximately 350' from its intersection with Cortez Boulevard

**PARCEL KEY NUMBER(S):** 370878, 370887, 371500, 371617, 1374159, 1812523, 1812532, 1812341, 1812550, 1812569

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### APPLICANT'S REQUEST

The petitioner requests a rezoning of ten (10) parcels, from AR-2 (Agricultural/Residential-2) to R-1A (Residential). The R-1A district is designed primarily to permit the continued development of established residential areas which include a mixture of conventional single-family dwellings and mobile homes and is, therefore, not intended to be utilized extensively for future development. The subject parcels are between a commercial area and a large agricultural tract that has not been developed to date. The subject parcels were originally part of the Chris Morris Mobile Home Park which, according to the Property Appraisers database, was never recorded.

### SITE CHARACTERISTICS

**Site Size:** 1.95 Acres

**Surrounding Zoning;  
Land Uses:**

North:	AR-2 (Agricultural/Residential - 2); Single-Family Dwelling
South:	AG (Agricultural); Undeveloped
East:	C-2 (Commercial); Commercial
West:	AG (Agricultural); Undeveloped

**Current Zoning:** AR-2 (Agricultural/Residential – 2)

**Future Land Use  
Map Designation:** Rural

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## ENVIRONMENTAL REVIEW

- Soils:** Candler Fine Sand 0-5% Slopes
- Comment:* Candler Fine Sand provides habitat suitable for gopher tortoises (a listed species) and commensal species. Gopher tortoise permitting will be done through FWC at the time of construction.
- 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:** There are no Hydrologic Features (Sinkholes, Karst Sensitive Areas, and Wetlands) on this property according to county data. The subject property is within the Croom Watershed Hammock.
- Habitat:** The subject property is designated Low Structure Density 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 not within any water quality sheds.
- Flood Zone:** The subject property is in Flood Zone X

## UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) reviewed the application and provided the following comments:

- HCUD does not currently provide water or sewer service to these parcels.
- Water and sewer service are not available to these parcels.

*Comment:* HCUD has no objection to the requested zoning change from AR2 to R1A to allow rental trailers to be installed, subject to Health Department approval of appropriate Onsite Sewage Treatment and Disposal Systems for the parcels.

## ENGINEERING REVIEW

The County Engineer reviewed the petitioner’s request and provided the following comments:

- These parcels and the surrounding area are located outside the FEMA Special Flood Hazard Area.
- This project abuts Cortez Boulevard, a Frontage Road is required across the entire frontage of Cortez Boulevard, per Ordinance.

*Comment:* Apply for a waiver to the frontage road requirement for approval of the County Engineer.

## LAND USE REVIEW

The permitted uses in the R-1A district are:

- A. R-1A Residential District:
  - (1) Permitted uses:
    - (a) Single-family dwellings.
    - (b) Mobile homes.
    - (c) Homes of six or fewer residents which meet the definition of a *community residential home* as defined by State law and which otherwise satisfies the requirements of this zoning code.

## COMPREHENSIVE PLAN REVIEW

The future land use for the subject parcels is Residential, which is consistent with the R-1A zoning district.

## FINDING OF FACTS

The request for the R-1A zoning district in an area with the Residential Future Land Use is appropriate.

## 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 AR-2 (Agricultural/Residential-2) to R-1A (Residential).