



STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 17, 2026
Board of County Commissioners: October 6, 2026

APPLICANT: MT Driftwood, LLC

FILE NUMBER: H-25-28

REQUEST: Rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific Agricultural Uses

GENERAL LOCATION: South side of Driftwood Drive, approximately 467' west of Cortez Boulevard

PARCEL KEY NUMBERS: 1425354

APPLICANT'S REQUEST:

The petitioner is requesting a rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific Agricultural uses for the 10.8 acre subject site. The subject parcel is split zoned with approximately 4.5 acres in the R-1B/(Residential) district and the balance 6.3 acres in the AG/(Agriculture) District (predominately wetland). The petitioner has requested a PDP(RUR)/Planned Development Project (Rural) designation in order for the subject site to have a uniform zoning designation and be utilized for a home and permitted AG/(Agricultural) uses.

The subject site is 10.8 acres with 2.45 acres of upland currently utilized for an apiary (bees) and for resource-oriented recreational activities (fishing, camping and duck hunting). The petitioner has indicated the current activities would continue, along with the following uses:

1. Retain the following Agricultural uses: farming, fisheries, horticultural specialty farms, hunting (i.e duck hunting), wildlife management activities, resource-oriented recreational activities (i.e. fishing and camping), and aquaculture. Aquaculture/fisheries activities may be conducted at the edge of the marsh if a sovereign submerged land lease can be obtained from the State.
2. Construct the following buildings/structures: single family home with a mother-in-law suite, boat dock with a boat lift, deck, enclosed barn (farm equipment), pole barn, gazebo, boathouse (with shower and toilet), irrigation well, a circular drive (two gates to Driftwood Drive), and a 6' high perimeter fence.

SITE CHARACTERISTICS:

Site Size:	10.8 acres
Surrounding Zoning; Land Uses:	North: R-1B; Single Family South: AG; Undeveloped East: R-1B, AG; Undeveloped West: AG; Undeveloped
Current Zoning:	AG/(Agriculture) and R-1B/(Residential)
Future Land Use Map Designation:	Residential
Flood Zone:	VE

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) does not currently supply water or wastewater to this parcel. Water service is available; wastewater is unavailable to this parcel. HCUD has no objection to the zoning change from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific Agricultural uses subject to Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System for the project, and connection to the central water system at time of site development.

ENGINEERING & TRANSPORTATION REVIEW:

The subject site is located on the south side of Driftwood Drive, approximately 467' west of Cortez Boulevard. The County Engineer has reviewed the request and indicated that a paved driveway apron is required for residential access to property.

LAND USE REVIEW:

The petitioner is requesting a rezoning to PDP(RUR)/ Planned Development Project (Rural). The following uses are permitted in the PDP (Rural) designation: All permitted and special exception uses allowed in the AG, AR, A/R-1, A/R-2, Country 2.5 and A-C zoning districts which have been specifically designated or specified in the narrative or on the master plan. The following specific uses are included as part of this request:

Farming, fisheries, horticultural specialty farms, hunting, wildlife management activities, resource-oriented recreational activities, and aquaculture.

Comments: Aquaculture/fisheries activities may be conducted at the edge of the marsh if a sovereign submerged land lease can be obtained from the State.

Minimum Building Setbacks:

Front: 75'
Side: 25'
Rear: 35'

COMPREHENSIVE PLAN REVIEW:

The subject property is located in the Residential Land Use classification as identified on the adopted Future Land Use Map. The area is characterized by single family parcels to the north and conservation (wetlands and shoreline) to the west and south.

Agricultural Lands Retention Strategies

Objective 1.04E: Agricultural pursuits are recognized as an important part of the economy and culture of Hernando County. The retention of agriculture will be pursued through multiple strategies in order to support traditional agriculture and changes in agricultural trends.

Comments: The proposed zoning designation is consistent with the low density character of the area and use of the site for agricultural pursuits.

FINDINGS OF FACT:

A rezoning from AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific Agricultural uses, is appropriate based on the following conclusion:

The request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to a reduction in density and increase in lot size, and compliance with all performance conditions.

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. Homeowners 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 RECOMMENDATIONS:

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 AG/(Agricultural) and R-1B/(Residential) to PDP(RUR)/Planned Development Project (Rural) with specific Agricultural uses 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 subject site shall maintain a fifteen-foot Riverine Protection Ordinance (RPO) upland buffer with site specific stormwater treatment and erosion control measures.
4. Minimum Building Setbacks:
Front: 75'
Side: 25'
Rear: 35'
5. A review by Florida Division of Historical Resources is required prior to vertical construction occurring on the property.
6. The petitioner shall be required to connect to the central water system at time of vertical construction occurring on the property.
7. The petitioner shall obtain approval from the Health Department for Onsite Sewage Treatment System (OSTS) prior to vertical construction occurring on the property.
8. The site is limited to the following AG/(Agricultural) District uses:
 1. Farming
 2. Fisheries
 3. Horticultural specialty farms
 4. Hunting
 5. Wildlife management activities
 6. Resource-oriented recreational activities
 7. Aquaculture