

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 31, 2022
Board of County Commissioners: November 8, 2022

APPLICANT: Alexander Pinckney

FILE NUMBER: H-22-49

REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)

GENERAL LOCATION: Northeast corner of Antietam Drive and Richardson Boulevard

PARCEL KEY NUMBERS: 724880, 724844

APPLICANT'S REQUEST:

The subject site is currently zoned R-1C (Residential). The petitioner is requesting a rezoning to AR (Agricultural/Residential) in order to utilize the 2.6-acre parcel (formerly two parcels) for AR (Agricultural/Residential) uses.

SITE CHARACTERISTICS:

Site Size: 2.6 acres

Surrounding Zoning & Land Uses:
North: R-1C; Undeveloped
South: R-1C; Single-Family
East: R-1C; Undeveloped
West: R-1C; Undeveloped

Current Zoning: R-1C (Residential)

Future Land Use Map Designation: Rural

ENVIRONMENTAL REVIEW:

Soil Type: Tavares Fine Sand

Features/Resources: The property does not contain Special Protection Areas (SPA), Well Head Protection Area (WHPA), or archaeological sites.

- Habitat:** Habitat is hardwood and conifer mixed. The properties are shown as open land according to FLUCCS (Florida Land Use Cover and Classification System) mapping.
- Flood Zone:** X; with small portion in the AE along Richardson Boulevard

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel; water and sewer services are not available to this parcel.

ENGINEERING REVIEW:

The subject site is located on the northeast corner of Antietam Drive and Richardson Boulevard. The petitioner has indicated utilizing existing driveways. The County Engineer has reviewed the request and indicated no concerns with the requested zoning.

LAND USE REVIEW:

Setbacks:

Minimum AR (Agricultural/Residential) Building Setbacks:

- Front: 50'
- Side: 10'
- Rear: 35'

Permitted Uses:

The AR (Agricultural/Residential) district is designed to allow the continued development of low-density, single-family housing. The Hernando County Code of Ordinances, Appendix A, Article IV, Section 13 identifies the permitted uses within the AR (Agricultural Residential) zoning district as follows:

All agricultural/residential districts:

- i. Aquaculture
- ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
- iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.

- iv. Horticultural specialty farms, including the cultivation of crops.
- v. Accessory structures related to the principal use of the land.
- vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons, per acre.
- vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

COMPREHENSIVE PLAN REVIEW:

The subject site is within the Rural Future Land use designation; the permitted uses within the AR (Agricultural-Residential) district are consistent with the goals, objectives and strategies of this land use designation.

FINDINGS OF FACT:

A rezoning from R-1C (Residential) to AR (Agricultural/Residential) is appropriate based on consistency with the County's adopted Comprehensive Plan and the surrounding land uses subject to the staff report.

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 RECOMMENDATIONS:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving a rezoning from R-1C (Residential) to AR (Agricultural-Residential) in accordance with the staff report.