

STAFF REPORT

HEARINGS: Planning & Zoning Commission: December

APPLICANT: Ashley and Elfreda Blair

FILE NUMBER: SE-24-08

PURPOSE: Special Exception Use Permit for an Animal Specialty Establishment

GENERAL LOCATION: Southeast corner of the intersection of Preston Road and Outback Way

PARCEL KEY NUMBER: 365704

APPLICANT'S REQUEST

The petitioner requests a Special Exception Use Permit for Animal Specialty Establishment for the purpose of animal husbandry for the breeding and sale of goats from their property. The petitioner requests approval for keeping approximately 80 goats of various ages on the property at any given time. However, this number may change with the breeding season and sale of goats. The petitioner included the addition of a shed to the property for feed and equipment storage. In the AR-2 (Agricultural Residential 2 district the number of sheds is not limited and allowed by right.

SITE CHARACTERISTICS

Site Size: 2.5 Acres

Surrounding Zoning & Land Uses:

North:	AR-2; Mobile Home, Single Family
South:	AR-2; Mobile Home, Single Family
East:	AR-2; Mobile Home, Single Family
West:	AR-2; Mobile Home, Single Family

Current Zoning: AR-2 (Agricultural Residential 2)

Future Land Use Map Designation: Rural

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has indicated they currently do not supply water or sewer service to this parcel. HCUD has no objection to the requested Special Exception Use Permit to allow an animal husbandry business on site to breed and sell goats.

ENGINEERING

The subject parcel is at the southeast corner of the intersection of Preston Road and Outback Way. The County Engineer reviewed the petitioner's request and indicated that there are no stormwater or traffic issues with regards to this application and parcel.

LAND USE REVIEW

Animal Specialty establishments are permitted in the AR-2 (Agricultural Residential) district through the Special Exception Process. Animal specialty establishments include activities such as animal boarding, animal husbandry activities, and animal training.

In all Agricultural Residential districts grazing livestock is permitted by right at the rate of one mature animal and offspring less than one year of age, per acre. Staff contacted the UF IFAS extension office regarding acreage and raising and breeding goats safely. The extension office indicated "When determining stocking rate for a property, the main concern is keeping the forage/grass healthy so that livestock health is maintained. If overstocked, weeds will encroach, and plants will disappear creating a dry lot (dirt lot) situation. This creates secondary issues of both erosion and animal waste runoff.

In Florida, the typical stocking rate will be one (1) animal unit per 2.0-3.0 acres of maintained pasture. The base of one (1) animal unit is a 1,000 pound cow with or without a calf. When we convert this number to goats, we typically say the 1,000 pound cow is equivalent to 5-6 goats.

If a "pasture" is heavily wooded, very sandy, very wet, etc., the stocking rate is much lower. Best case scenario with a good rotational grazing program and soil fertility amendments, a 2.5 acre property (which is really 2.0 acres once a house and yard are removed) would only support 10 goat units. This will still necessitate supplementation with hay and feed."

Comments: Staff recommends that the site, based on the UF/IFAS data herein, be limited to a maximum of 20 goats. This includes mature adults and their offspring.

County LDR also states that “Sales” on the premises of permitted agricultural products produced on the premises is permitted: 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.”

Comments: The petitioner shall be permitted onsite sales of items directly associated with goats, goat milk, etc.. Additional any parking associated with onsite sales shall be contained on the subject site and no parking shall be permitted in the right-of-way.

Building Setbacks:

Minimum Building Setbacks on existing building House:

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

Buffer:

The petitioner shall provide a five (5) foot buffer internal to subject site to prevent livestock from encroaching/reaching into neighboring parcels.

Farm building setbacks

Regulation of agricultural structures: Land, which is used solely for farming, forestry, fisheries, animal specialty farms, horticultural specialty farms or hunting, trapping and game propagation shall have no regulation imposed as to zoning permits, certificates of use, or height, yard or location requirements for agricultural buildings, except as otherwise provided in this ordinance.

Comments: No agricultural building shall be located any closer than one hundred (100) feet to any existing or proposed street.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Rural land use classification on the adopted Future Land Use Map. The area is characterized by large tracts of single family and mobile home residences. Animal specialty establishments are permitted uses in Rural districts.

Future Land Use, Rural

Objective 1.04C: The Rural Category allows agriculture, agricultural commercial, agri-industrial, recreation, agritourism and residential land uses

of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

Strategy 1.04A(4): The Rural Category retains and promotes agricultural activities, retains the rural nature and countryside character of a significant portion of the County including rural residential uses with limited agricultural activities, limits residential density and infrastructure outside of recognized urbanizing areas as shown on the Adjusted Urbanized Area Map, and, may be used to recognize properties with natural physical development limitations such as floodplains.

FINDING OF FACTS

The request for a Special Exception Use Permit for an Animal Specialty Establishment for the purpose of Animal husbandry activities as well as the sale of goats is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses with appropriate performance.

NOTICE OF APPLICANT RESPONSIBILITY

The special exception 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. 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 approve the petitioner's request for a Special Exception Use Permit for an Animal Specialty Establishment for the purpose of Animal husbandry activities as well as the sale of goats with the following performance condition:

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 limited to a maximum of 20 goats. This includes mature adults and their offspring.
3. Minimum Building Setbacks:
 - Front: 50'
 - Sides: 10'
 - Rear: 35'
4. The petitioner shall be permitted to onsite sales of items directly associated with goats. Any parking associated with onsite sales shall be contained on the subject site and no parking shall be permitted in the right-of-way.
5. The petitioner shall provide a five (5) foot buffer interior to subject site to prevent livestock from encroaching on neighboring parcels.
6. No agricultural building shall be located any closer than one hundred (100) feet to any existing or proposed street.