

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: May 12, 2025

**APPLICANT:** Rose and James Haney

**FILE NUMBER:** SE-25-03

**PURPOSE:** Special Exception Use Permit for a Private Airport Runway

**GENERAL LOCATION:** East side of White Road approximately 1,393 ft from Cortez Boulevard

**PARCEL KEY NUMBER:** 1315188

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### APPLICANT'S REQUEST:

The petitioner is seeking a Special Exception Use Permit to establish a Private-Use Airport runway on a 9.8-acre agricultural parcel. The proposed runway will span 1,230 feet in length and 50 feet in width, covering 1.4 acres of the property. It will be located along the southern side of the parcel.

The petitioner estimates that the runway will accommodate approximately 20 takeoff and landing operations per month of a small aircraft. The property is currently undeveloped, with no structures in place, and is fully enclosed by a perimeter fence. Access to the site is provided via a private driveway easement on the south side, as well as through an adjacent property on the north side, which is also owned by the petitioner.

The petitioner has received approval from the Federal Aviation Administration (FAA) for the runway. No construction is required, as the proposed turf runway will utilize the existing, well-drained grass surface, which is already suitable for the intended aviation use.

### SITE CHARACTERISTICS:

**Site Size:** 1.4 acres proposed from the total 9.8-acre parcel

**Surrounding Zoning;  
Land Uses:** North: Agriculture; Developed  
South: Agriculture; Developed  
East: Agriculture; Undeveloped  
West: Agriculture; Undeveloped

**Current Zoning:** Agriculture

**Future Land Use  
Map Designation:** Residential

**Flood Zone:** X

**UTILITIES REVIEW:**

HCUD does not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. HCUD has no objection to the requested Special Exception use permit to establish a private use airport runway on the property.

**ENGINEERING REVIEW:**

Department Of Public Works has no Traffic issues.

**LAND USE REVIEW:**

A private Airstrip is included as a Special Exception in an Agriculture zoning district, Appendix A, Article IV, Section 6 (3) of the Hernando County Code of Ordinances.

**Minimum Building Setbacks:**

- Front: 75'
- Side: 35'
- Rear: 50'

**Comments:** The petitioner has not indicated any new structure to be constructed for the private runway

**COMPREHENSIVE PLAN REVIEW:**

The subject property is located within the Residential land use classification on the adopted Future Land Use Map. The area is characterized by residential uses.

**Objective 1.04B:** The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

**Strategy 1.04B(1):** Commercial and institutional uses within the Residential Category are generally associated with medium and high density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential uses may also be allowed.

**Comments:** The use of a private runway would not negatively impact the residential nature of this parcel.

**FINDINGS OF FACT:**

The requested Special Exception Use Permit for a Private Airport Runway, is appropriate based

on consistency with the Comprehensive Plan and compatibility with the surrounding land uses.

**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. 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 approve the petitioner's requested Special Exception Use Permit for a Private Airport Runway, with the following performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable regulatory agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. Any building or site development will require an amendment to this Special Exception Use Permit.