



STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 8, 2025
Board of County Commissioners: November 4, 2025

APPLICANT: Jason Osborne and Erica Cuevas

FILE NUMBER: H-25-22

REQUEST: Rezoning from PDP(MF)/Planned Development Project (Multifamily) to AR-2 (Agricultural Residential)

GENERAL LOCATION: North side of Jacqueline Road, approximately 624' east of Weeping Willow Street

PARCEL KEY NUMBER(S): 999771, 1248539, 999762

APPLICANT'S REQUEST

The petitioner's request is to rezone the subject property to AG, (Agricultural) from PDP(MF) Planned Development Project (Multifamily) to bring the mobile home on the site into conformance and to have a hobby farm. The property is surrounded by AR-2 (Agricultural Residential – 2) and the remaining Multi Family lots. Staff believes AR2 (Agricultural Residential-2) is the proper zoning and will allow for the mobile home and the hobby farm.

SITE CHARACTERISTICS

Site Size: 4.8 acres

Surrounding Zoning;

Land Uses: North: AR2, single family residential uses
South: AR2, C1 residential and commercial uses
East: AR2, PDP(MF); single-family residential uses
West AR2, PDP(MF); single-family residential uses

Current Zoning: PDP(MF) Planned Development Project (Multifamily)

Future Land Use

Map Designation: Residential

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to these parcels. Water and wastewater are not available to these parcels. HCUD has no objection to the requested zoning change from residential to agriculture to allow a hobby farm.

ENGINEERING REVIEW

The County Engineer has reviewed the petitioner's request and indicated no comments or concerns as long as the Hobby Farm remains private and is not going to be commercial in nature. If the farm were to become open to the public, commercial improvements would be required.

Comments: The petitioner has indicated the Hobby Farm will not be open to the public.

LAND USE REVIEW

Minimum AR-2 (Agricultural/Residential) Building Setbacks:

Setbacks:

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

The AR-2 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 zoning district as follows:

A. The following regulations apply to agricultural/residential districts as indicated:

(1) Permitted uses:

(a) 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.

(b) Agricultural/residential:

- i. Single-family dwellings
- ii. Mobile homes

COMPREHENSIVE PLAN REVIEW

Property Rights Element

Objective 12.02A: Private property rights will be protected through alternative development techniques, the continuance of non-conformities, procedures for vested rights and other appropriate mechanisms.

Strategy 12.02A(2): Existing legal zonings and related entitlements/property rights that do not conform with the Future Land Use Map Category shall be allowed to continue under this Plan and their entitlements shall not be diminished.

FINDINGS OF FACT

The rezoning from PDP(MF) Planned Development Project (Multifamily) to AR2 (Agricultural Residential-2) is appropriate based on the following findings of fact:

- The subject site has existing property rights as evidenced by the approved mobile home permit on the site.
- The request is consistent with the Comprehensive Plan and is compatible with the development patterns along Jacqueline Road.

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 PDP(MF)/ Planned Development Project (Multifamily) to AR-2 (Agricultural-Residential 2).