

STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 12, 2024
Board of County Commissioners: March 12, 2024

APPLICANT: Carollo Christopher TTEE

FILE NUMBER: H-23-77

REQUEST: Rezoning from AG (Agricultural) to AR (Agricultural/Residential)

GENERAL LOCATION: North side of Centralia Road, approximately 1,145' west of Sunlit Hill Terrace

PARCEL KEY NUMBER: 329834

APPLICANT'S REQUEST

The petitioner is requesting a rezoning from AG (Agricultural) to AR (Agricultural/Residential) in order to develop the site with four (4) 2.30 acre parcels. The petitioner is proposing a single access to Centralia Road and has compatible size lots in close proximity. The petitioner has indicated an HOA will be formed and development will begin in 2024.

SITE CHARACTERISTICS:

Site Size: 9.5 acres

Surrounding Zoning & Land Uses:

North:	AG; Undeveloped
South:	R-1C; Single Family
East:	AG; Single Family
West:	AG; Single Family

Current Zoning: AG (Agricultural)

Future Land Use Map Designation: Rural

Flood Zone: X

UTILITIES REVIEW

Hernando County Utilities Department (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 zoning change.

ENGINEERING REVIEW:

The subject property is located on the north side of Centralia Road, approximately 1,145' west of Sunlit Hill Terrace. The petitioner proposes a single drive to Centralia Road for all four (4) parcels. The County Engineer has reviewed the petitioner's request and indicated the following:

- The driveway apron from the paved edge of Centralia Road to the property line is to be paved per County Standards.
- Centralia Road is a Collector Road and will be limited to a single driveway.
- A sidewalk will be required for the length of the property along Centralia Road.

LAND USE REVIEW:

Minimum AR (Agricultural/Residential) Building Setbacks:

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

Proposed Perimeter Setbacks:

- North: 50'
- South: 100'
- East: 50'
- West: 50'

The AR 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

COMPREHENSIVE PLAN REVIEW:

The subject is located within the Rural Land Use designation on the County’s adopted Comprehensive Plan. The petitioner’s parcel is located in the Royal Highlands area which is currently in transition. The proposed rezoning and density is compatible with the area.

Rural Category

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.

Comments: The parcel is within the Rural land use classification and is surrounded by residential parcels 1.0 acre or larger to the north, east and west. R1-C (Residential) zoning exist to the south with 0.4 acre parcels. The proposed rezoning is consistent with the strategies for rural density and the pattern of land development on the surrounding parcels.

FINDINGS OF FACT:

A rezoning from AG (Agricultural) to AR (Agricultural/Residential) is appropriate based on consistency with the County’s adopted Comprehensive Plan and the development patterns within the Royal Highlands area.

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 AG (Agricultural) to AR (Agricultural/Residential).