

STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 9, 2024
Board of County Commissioners: January 28, 2024

APPLICANT: Charles F. Rummens and Caryn S. Rummens

FILE NUMBER: H-24-67

REQUEST: Rezoning from AR (Agricultural/Residential) to AR-2 (Agricultural/Residential-2)

GENERAL LOCATION: Southwest corner of Atlanta Avenue and Cleever Street

PARCEL KEY NUMBER: 78338

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of this property from AR (Agricultural/Residential) to AR-2 (Agricultural/Residential-2). The subject parcel was previously zoned R-1A (Residential). Last year the petitioner requested to rezone from R-1A (Residential) to AR-2 (Agricultural/Residential-2) in order to provide the flexibility of a site built home or mobile home. The Board of County Commissioners at the time approved AR (Agricultural/Residential) limiting the site to only a site built home. Since that time a neighboring parcel (directly south) has placed a mobile home on his property which is permitted in the R-1A (Residential) zoning district. The petitioner would like to be able to place a mobile home on his property but also have chickens and a hooved animal.

SITE CHARACTERISTICS

Site Size: 1.6 acres

**Surrounding Zoning;
Land Uses:** North: PDP(SF); Undeveloped
South: R-1A; Developed Residential
East: R-1A, AR; Undeveloped
West: C1; Undeveloped

Current Zoning: R-1A (Residential)

**Future Land Use
Map Designation:** Residential

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 request.

ENGINEERING REVIEW

The subject property is located on the southwest corner of Atlanta Avenue and Cleever Street. The County Engineer has reviewed the petitioner's request and indicated no engineering related concerns.

LAND USE REVIEW

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

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

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-2:

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

COMPREHENSIVE PLAN REVIEW

The subject site is within the Residential land use designation, the permitted uses within the AR-2/(Agricultural-Residential-2) district is consistent with the goals, objectives and strategies

of this land use designation. The area is categorized by commercial, residential and agricultural residential uses.

Comments: The subject site is currently zoned AR (Agricultural/Residential) which allows for single-family homes. His previous R-1A (Residential) zoning allowed mobile homes. Furthermore, adjacent parcels to the south are zoned R-1A (Residential). The ability to build either style of home will not cause a compatibility issue with the existing zonings in the area.

FINDINGS OF FACT

The request for a rezoning from AR (Agricultural/Residential) to AR-2 (Agricultural/Residential-2) is appropriate based on the following:

- The request for AR-2 (Agricultural/Residential-2) zoning is consistent with the Comprehensive Plan and compatible with the surrounding land uses.

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 AR (Agricultural/Residential) to AR-2 (Agricultural/Residential).