

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: October 31, 2022  
Board of county commissioners: November 8, 2022

**APPLICANT:** Harold and Lorna Barker

**FILE NUMBER:** H-22-62

**REQUEST:** Rezoning from R-1C (Residential) to AR (Agriculture/  
Residential)

**GENERAL  
LOCATION:** West side of Glenchester Drive, approximately 450' from its  
intersection with Otter Drive

**PARCEL KEY  
NUMBER:** 749827

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### APPLICANT'S REQUEST:

The petitioner is requesting a rezoning from R-1C (Residential) to AR (Agriculture/Residential) to allow for several horses and chickens in the future. The petitioner states the proposed density will remain a single-family home with a detached shed. The subject parcel is in the Ridge Manor Subdivision.

### SITE CHARACTERISTICS:

**Site Size:** 3.2 acres

**Surrounding Zoning &  
Land Uses:** North: R-1C (Residential)  
South: R-1C (Residential)  
East: R-1C (Residential)  
West: R-1C (Residential)

**Current Zoning:** R-1C (Residential)

**Future Land Use  
Map Designation:** Rural

### ENVIRONMENTAL REVIEW:

**Soil Type:** Quartzipsamments, Water/ Wetlands, and Sparr Fine Sand

**Protection**

**Features:** There are no Wellhead Protection Areas (WHPAs), no Priority Focus Areas (PFAs), and no Special Protected Areas (SPAs) present on the subject property. This property is in a Karst Sensitive Area

**Habitat:** Xeric Hammock.

**Water Quality**

**Review:** There is a Class 1 wetlands on the west side of the property.

**Comment:** This property is located on Long Lake Canal. Please use agricultural best management practices to prevent runoff from livestock from entering the canal. Chicken coops may not be located within 75-feet of the property line. (Appendix A, Article IV, Section 13 (5)(a))

**Flood Zone:** A

**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 from R-1C to AG/Residential to allow horses and chickens on the property.

**ENGINEERING REVIEW:**

The subject property is on the west side of Glenchester Drive, approximately 450' from its intersection with Otter Drive. The County Engineer has reviewed the petitioner's request and provided the following comments:

- This site is mostly floodplain with a small area in the SE corner outside the floodplain.
- No Traffic issues noted.

**LAND USE REVIEW:**

Minimum AR (Agricultural/Residential) 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:

- i. Single-family dwellings

**COMPREHENSIVE PLAN REVIEW:**

**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.

**Comment:** The parcel is within the Rural land use classification and is surrounded by residential parcels ranging in size from 1.3 to 0.4 acres. 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 R-1C (Residential) to AR (Agricultural/Residential) is appropriate based on consistency with the County's adopted Comprehensive Plan and the development patterns within the Ridge Manor Subdivision, subject to the staff report.

**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 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 RECOMMENDATION:**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving a rezoning from R-1C (Residential) to AR (Agricultural/Residential) in accordance with the staff report.