

## STAFF REPORT

---

**HEARINGS:** Planning & Zoning Commission: May 12, 2025  
Board of County Commissioners: July 1, 2025

**APPLICANT:** Kim Poteet, Shane Duryea

**FILE NUMBER:** H-25-06

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

**GENERAL LOCATION:** South side of Cecil Court, approximately 288' west of Highgrove Road

**PARCEL KEY NUMBER:** 377041

---

### APPLICANT'S REQUEST

The petitioner is requesting to rezone their 2.5-acre parcel from R-1C (Residential) to AR (Agricultural/Residential). The petitioner has indicated a desire to utilize their property for livestock and other agricultural uses. The area is categorized as agricultural-residential, with a mixture of residential, agricultural, and agricultural-residential uses.

### SITE CHARACTERISTICS

**Site Size:** 2.5 acres

**Surrounding Zoning & Land Uses:**

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

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

**Future Land Use Map Designation:** Residential

### UTILITIES REVIEW

Hernando County Utilities does not currently supply water or sewer service to this parcel. Water and sewer are not available to this parcel. HCUD has no objection to the zoning change from R-1C (Residential) to AR (Agricultural/Residential) to allow chickens on property.

**ENGINEERING REVIEW**

The subject parcel is located on the South side of Cecil Court approximately 288' west of Highgrove Road.

The County Engineering Department has reviewed the request and indicated no traffic concerns.

**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**

The subject is located within the Residential Land Use designation on the County's adopted Comprehensive Plan. The petitioner's parcel is located near the Hernando Highlands area which is currently in transition with many parcels in close proximity requesting rezoning from R-1C (Residential) to AR (Agricultural/Residential) due to the rural nature of the area.

**Future Land Use, Residential Category**

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.

**Comments:** The parcel is within the Residential land use classification and is surrounded by residential parcels 0.6 to 4.2 acres in size. The proposed rezoning is consistent with the strategies for residential 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.

**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 R-1C (Residential) to AR (Agricultural/Residential).