



STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 10, 2025
Board of County Commissioners: January 6, 2026

APPLICANT: Erran O' Donnell, Sasha Ripa, David E Soch and Maria C. Soch

FILE NUMBER: H-25-37

REQUEST: Rezoning from R1-C (Residential) to AR (Agricultural/Residential)

GENERAL LOCATION: Approximately 2,168' east of Commercial Way and 2,3772' north of Hexam Road

PARCEL KEY NUMBER(S): 719351, 65226, 719404

APPLICANT'S REQUEST

The petitioners are requesting to rezone their parcels from R1-C (Residential) to AR (Agricultural/Residential). The petitioners have indicated a desire to utilize their properties for livestock, crops and other agricultural benefits.

SITE CHARACTERISTICS

Site Size	3.4 acres
Surrounding Zoning; Land Uses	North: AR Agricultural/Residential South: R1-C Residential East: R1-C Residential West: R1-C Residential
Current Zoning:	R1-C Residential
Future Land Use Map Designation:	Residential

UTILITIES REVIEW

Hernando County Utilities Department does not currently supply water or wastewater service to these parcels. Water and wastewater service are not available to these parcels. HCUD has no objection to the zoning change from R1C to AR (Agriculture/ Residential) to allow chickens, cattle, and other livestock on parcels.

ENGINEERING REVIEW

The subject site is located approximately 2,168' east of Commercial Way and 2,3772' north of Hexam Road. The County Engineer has reviewed the petitioner's request and has no comments.

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 in the Royal 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, 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 in size. 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.

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).

PLANNING AND ZONING COMMISSION RECOMMENDATION

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to 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).