



STAFF REPORT

HEARINGS: Planning & Zoning Commission: December 8, 2025
Board of County Commissioners: February 3, 2026

APPLICANT: Lydia M Cruz

FILE NUMBER: H-25-48

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

GENERAL LOCATION: Northern apex of Blanford Street approximately 715 feet west of Daly Road

PARCEL KEY NUMBER(S): 1057509

APPLICANT'S REQUEST

The petitioner is requesting a rezoning of their 4.7-acre parcel from AG (Agricultural) to AR-2 (Agricultural/Residential 2). If the rezoning is approved, the petitioner plans to submit a Class D subdivision to split the parcel into 2 lots. The minimum size of a newly created agricultural parcel is one unit per 10.0 acres. The parcel currently does not meet the size requirements to subdivide. Rezoning the parcel to AR-2 (Agricultural Residential 2) would allow one unit per acre.

Site Size 2.5 Acres

Surrounding Zoning; Land Uses

North:	AG (Agricultural)
South:	R1A (Residential)
East:	AG (Agricultural)
West:	AG (Agricultural)

Current Zoning: AG

Future Land Use Map Designation: Rural

ENVIRONMENTAL REVIEW

The petitioner shall be required to comply with all applicable Southwest Florida Water management district and FWC permits.

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater are not available to this parcel. HCUD has no objection to the zoning change from AG to AR2.

ENGINEERING REVIEW

The subject site is located Blanford Street approximately 715 feet from Daly Road. The County Engineer has reviewed the petitioner's request and has the following comments:

- Clarify how will new parcel have access.
- Driveway connections must be built to county standards, paved driveway aprons required for connection to paved county roadway.

Comments: At the time of the Class D subdivision application, the petitioner shall be required to provide a Public Works Clearance form that shows the driveway access and means of access to the newly created parcel.

LAND USE REVIEW

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

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

The AR-2 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.

- (d) Agricultural/residential-2:
 - i. Single-family dwellings
 - ii. Mobile homes

access way for motor vehicles extending through the length or width (whichever is greater) of the development with a vegetative buffer at least ten (10) foot in width.

COMPREHENSIVE PLAN REVIEW

The subject property is located within the Rural Land Use designation on the County's adopted Comprehensive Plan. The petitioner's parcel is located on Sunshine Grove Road; the parcels immediately across the street are AG (Agricultural); however, they are similar in size to the anticipated lot size to be created through this rezoning and subsequent subdivision.

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 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-2 (Agricultural/Residential 2) is appropriate based on consistency with the Objectives for the Rural Land Use Classification within 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 AG (Agricultural) to AR-2 (Agricultural/Residential 2).

PLANNING AND ZONING RECOMMENDATION

On December 8, 2025, the Planning and Zoning Commission voted 3-2 to recommend the Board of County Commissioners adopt a resolution approving the petitioner’s request for a rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2).

BOCC ACTION

On February 3, 2026, the Board of County Commissioners voted 5-0 to deny the petitioners request for a Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2).