

## **STAFF REPORT**

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**HEARINGS:** Planning & Zoning Commission: November 13, 2007  
Board of County Commissioners: December 12, 2007

**APPLICANT:** Larry and Suzanne Kroupa

**FILE NUMBER:** H-07-56

**PURPOSE:** Rezoning from PDP(REC)/ Planned Development Project (Recreational) to AG/(Agricultural)

**GENERAL**

**LOCATION:** North side of Mondon Hill Road and east side of Cooper Terrace

**LEGAL**

**DESCRIPTION:** A portion of Section 21, Township 22 South, Range 20 East, Hernando County, FL

**FILE STATUS:** All requirements necessary to conduct the public hearing have been satisfied.

**CITIZEN**

**RESPONSE:** Correspondence received as of the date of this report? Yes  No

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### **APPLICANT'S REQUEST:**

The subject parcel is approximately 60.0 acres in size and is located at the north side of Mondon Hill Road and east side of Cooper Terrace. The petitioner is requesting a rezoning from PDP(REC)/ Planned Development Project (Recreational) to AG/(Agricultural).

The subject property is an old mining property with several old pits that have been abandoned. The subject property was originally approved PDP(REC)/Planned Development Project (Recreational) for a mountain bike trail park and tennis center complex in 1996. In 1998, the property owner requested a revision to the PDP(REC)/ Planned Development Project (Recreational) zoning to remove the tennis courts and add a golf range for frisbee golf. Both requests were approved by the Board of County Commissioners. The current petitioner has indicated in their narrative their intend to rezone the property back to AG/(Agricultural) in order to utilize it for livestock. No immediate improvements are intended; however, the petitioner has mentioned building a home on the subject property in the future.

**SITE CHARACTERISTICS:**

<b>Site Size:</b>	60.0 acre
<b>Surrounding Zoning; Land Uses:</b>	North: AG; Single Family, Mobile Home South: AG, R-1C, PDP(SF); Single Family, Mobile Home East: AG; Single Family, Mobile Home West: AG; Single Family, Mobile Home
<b>Current Zoning:</b>	PDP(REC)/ Planned Development Project (Recreational)
<b>Future Land Use Map Designation:</b>	Rural
<b>Flood Zone:</b>	C

**LAND USE REVIEW:**

The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.

**COMPREHENSIVE PLAN REVIEW:**

The area is characterized by single family residential, rural residential, agricultural, conservation and undeveloped parcels. The subject site is located within the Rural Land Use Category on the Future Land Use Map. Land uses allowed in the Rural Category include farms, ranches, agri-industrial uses, agricultural commercial, farm worker housing, residential uses, neighborhood commercial uses, recreation, and public and semi-public uses.

The rezoning from PDP(REC)/Planned Development to AG/(Agricultural) is an appropriate use and consistent with the adopted comprehensive plan.

1. The proposed request is consistent with the County’s adopted Comprehensive Plan and is 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 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. Homeowners 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 RECOMMENDATIONS:**

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt Resolution # \_\_\_\_\_ approving the petitioner's request to rezone from PDP(REC)/Planned Development Project (Recreational) to AG/(Agricultural).