



STAFF REPORT

HEARINGS: Planning & Zoning Commission: April 13, 2026

APPLICANT: Sanchez Miledy M, Regus Rafael A, Brown Johanna

FILE NUMBER: CU-26-05

REQUEST: Conditional Use Permit for a Second Residence Due to Medical Hardship

GENERAL LOCATION: Southwest corner of Evening Star Avenue and Station Boulevard.

PARCEL KEY NUMBER: 203229

APPLICANT'S REQUEST

The petitioner has submitted a request for a Conditional Use Permit for a second residence due to a medical hardship. The family's physician has recommended that the petitioners' son move into the second residence to provide for an on-site caregiver.

According to Appendix A, Article I, Section 3, Paragraph 129 of the Hernando County Code of Ordinance, a "structure" is defined as "any combination of materials fabricated to fulfill a function in a fixed location on the land includes buildings and signs."

SITE CHARACTERISTICS

Site Size	.5 Acres
Surrounding Zoning; Land Uses	North: Right-of-Way (ROW)/R1A; Residential South: R1A; Residential East: Right-of-Way (ROW)/AG; Agricultural West: R1A; Residential
Current Zoning:	Residential
Future Land Use Map Designation:	Residential

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objections to the conditional use of allowing a mobile home on the property to take care of a family member.

ENGINEERING REVIEW

The subject site is located at the Southwest corner of Evening Star Avenue and Station Boulevard. The Hernando County Department of Public Works – Engineering has reviewed the request for a Conditional Use for a second residence and has advised that the driveway apron to Evening Star Avenue be improved (paved). The driveway apron must be installed in accordance with the requirements of the Hernando County Facility Design Guidelines, Section IV-26. Additionally, a right-of-way use permit must be obtained prior to installation of the driveway apron.

LAND USE REVIEW

Minimum Building Setbacks Required in the R1A/Residential District:

- Front: 25'
- Side: 10'
- Rear: 20'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The Commission can grant a conditional use permit for a period of up to two years if they determine that a hardship exists.

NOTICE OF APPLICANT RESPONSIBILITY

The conditional use permit process is a land use determination and does not constitute a permit for either construction, 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 determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Second Residence Due to Medical Hardship with the following performance conditions:

1. The petitioner shall 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.
2. No attachments or other structures shall be erected on the property or attached to the RV.
3. The proposed RV shall meet the setbacks of the R1A (Residential) zoning district.
Front: 25'
Side: 10'
Rear: 20'
4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.
5. The petitioner shall improve (pave) the driveway apron to Evening Star Avenue. The driveway apron must be installed in accordance with the requirements of the Hernando County Facility Design Guidelines, Section IV-26.
6. The petitioner shall obtain a right-of-way use permit prior to the installation of the driveway apron.
7. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.
8. The Conditional Use Permit shall expire on April 13, 2028.