



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: December 8, 2025

**APPLICANT:** Christy Halbert and Troy Sweat

**FILE NUMBER:** CU-25-13

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

**GENERAL LOCATION:** East side of Myers Road approximately 2726 feet from Church Road

**PARCEL KEY NUMBER:** 1262582

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### 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' aging mother move into the second residence to provide for an on-site caregiver.

### SITE CHARACTERISTICS

<b>Site Size</b>	9.6 Acres
<b>Surrounding Zoning; Land Uses</b>	North: AG (Agricultural) South: AG (Agricultural) East: AG (Agricultural) West: AG (Agricultural)
<b>Current Zoning:</b>	AG (Agricultural)
<b>Future Land Use Map Designation:</b>	Rural

### UTILITIES REVIEW

Hernando County Utilities Department does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objection to the conditional use to allow a second residence on property to care for family member.

**ENGINEERING REVIEW**

The subject site is located east on Meyers Road approximately 2726' from Church Road. The County Engineer has reviewed the petitioner's request and has no comments.

**LAND USE REVIEW**

Minimum Building Setbacks Required in the AG (Agricultural) District:

- Front: 75'
- Side: 35'
- Rear: 50'

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 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 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 determine whether a hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit 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. The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.
3. The conditional use permit shall expire on November 10, 2027