

April 13, 2026

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

VIA: Jeffrey Rogers, County Administrator
County Administrator's Office

FROM: Cesar Omar DePablo, Development Services Director

SUBJECT: Conditional Use Actions by the Planning and Zoning Commission on April 13, 2026

For the Board's information, on April 13, 2026, the Planning and Zoning Commission (P&Z) held a duly advertised public hearing to consider an advertised request for a Conditional Use Permit(s). Attached to this memorandum is (are) the staff report(s) and action(s) of the P&Z on the Conditional Use Permit request(s) at that scheduled public hearing.

A notification letter was sent on Wednesday, April 15, 2026, to inform the petitioner(s) of the P&Z action(s). According to Appendix A, Zoning, Article V, Section 4(F) of the Hernando County Code of Ordinances, the Board of County Commissioners, by a majority vote, may decide to review any conditional use permit decision rendered by the P&Z. If at least a majority (three (3) members) of the governing body do not vote to review the P&Z decision within thirty (30) days, which would be Wednesday, May 13, 2026, the P&Z decision shall be deemed final and subject only to review by the circuit court.

The review of decision by the BCC would occur on the regular BCC hearing date of Tuesday, June 2, 2026. "Public notice" shall be in compliance with local and state regulations. Affidavit proof of the required publication and posting of the notice shall be presented at the hearing. Affidavit proof of the required publication and posting of the notice shall be presented at the hearing.

The Board may affirm, modify or reverse the decision of the P&Z at the hearing.

Copies: Applicant's File

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025



STAFF REPORT

HEARINGS: Planning & Zoning Commission: April 13, 2026

APPLICANT: Kathleen Senn

FILE NUMBER: CU-26-04

REQUEST: Conditional Use Permit for a Temporary Security Residence

GENERAL LOCATION: East side of Chimney Road Drive approximately 200’ north of Creek Stone Street.

PARCEL KEY NUMBER: 833502

APPLICANT’S REQUEST

The petitioner is requesting approval of a Conditional Use Permit to allow the use of a Recreational Vehicle (RV) as a temporary security residence and storage building. The Petitioner is requesting to stay on site while they build their family home.

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	1.2 Acres
Surrounding Zoning; Land Uses	North: R1C; Residential South: R1C; Residential East: ROW/R1C; Right of Way / Residential West: R1C; Residential
Current Zoning:	Residential

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025

**Future Land Use
Map Designation:**

Rural

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 objection to the conditional use to allow a security residence and three shipping containers on the parcel for storage.

ENGINEERING REVIEW

The subject site is located on the east side of Chimney Road Drive, approximately 200 feet north of Creek Stone Street. The County Engineer has reviewed the petitioner's request and has determined that only one (1) driveway apron will be permitted for access to Chimney Road Drive. 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 the installation of the driveway apron.

LAND USE REVIEW

Minimum Building Setbacks Required in the R1C/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 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.

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission determine whether a Recreational Vehicle (RV) qualifies as a structure; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Temporary Structure for a Recreational Vehicle (RV) as a temporary security residence 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 R1C (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 install one (1) driveway apron connection in accordance with single-family residential permit requirements.
6. 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.
7. The Conditional Use Permit shall expire on April 13, 2027.

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On April 13, 2026, the Planning and Zoning Commission voted 5-0 to approve the request for a Conditional Use Permit for a Temporary Structure for a Recreational Vehicle (RV) as a temporary security residence with the following unmodified 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 R1C (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 install one (1) driveway apron connection in accordance with single-family residential permit requirements.
6. 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.
7. The Conditional Use Permit shall expire on April 13, 2027.

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025



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

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025

**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.

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025

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:

8. 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.
9. No attachments or other structures shall be erected on the property or attached to the RV.
10. The proposed RV shall meet the setbacks of the R1A (Residential) zoning district.
Front: 25'
Side: 10'
Rear: 20'
11. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.
12. 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.
13. The petitioner shall obtain a right-of-way use permit prior to the installation of the driveway apron.
14. 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.
15. The Conditional Use Permit shall expire on April 13, 2028.

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On April 13, 2026, the Planning and Zoning Commission voted 4-1 to approve the request for a Second Residence Due to Medical Hardship with the following unmodified 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.