

November 10, 2025

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
November 10, 2025**

For the Board's information, on November 10, 2025, 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, November 12, 2025, 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, December 10, 2025, (calculated from the date of the P&Z decision), 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, January 6, 2025, (calculated from the date of the P&Z decision). "Public notice" for this hearing shall mean publication of notice of the time, place and purpose of such hearing one (1) time in a newspaper of general circulation in the county, such publication to be at least five (5) days prior to such hearing, and such notice shall be posted in a conspicuous place or places around such lots, parcels, or tracts of land as may be involved in 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 NOVEMBER 10, 2025



STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 10, 2025

APPLICANT: Roberto & Andrea Heinz

FILE NUMBER: CU-25-07

REQUEST: Conditional Use Permit for a Second Residence

GENERAL LOCATION: South side of Cornerstone Road approximately 350 feet from Softstone Drive.

PARCEL KEY NUMBER: 584843

APPLICANT'S REQUEST

The petitioner's request is for approval of a Conditional Use Permit for a Second Residence on a 1.24-acre parcel in the Ridge Manor Estates Subdivision. The petitioner's requesting the second residence for their son. Due to the health of the petitioner's son, placement of a tiny home on the property is requested to provide a secondary living area allowing for privacy and medical assistance. The petitioner has provided a letter from a physician indicating that it would be beneficial for the petitioner's son to live near family members for continuing care.

SITE CHARACTERISTICS

Site Size	1.24 Acres
Surrounding Zoning; Land Uses	North: R1-C (Residential) South: Conservation East: R1-C (Residential) West: R1-C (Residential)
Current Zoning:	R1-C (Residential)
Future Land Use Map Designation:	Rural

UTILITIES REVIEW

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 permit to allow adding a second dwelling (Tiny Home) on parcel to care for a family member.

P&Z CONDITIONAL USE RESULTS FROM NOVEMBER 10, 2025

ENGINEERING REVIEW

The County Engineer has reviewed the petitioner's request and has no comments.

LAND USE REVIEW

Minimum Building Setbacks Required in the R1-C (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 NOVEMBER 10, 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 dwelling 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.
4. Applicant shall coordinate with the Florida Department of Health for any septic system upgrades.

PLANNING AND ZONING COMMISSION ACTION:

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to approve the request for a second dwelling 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.
4. Applicant shall coordinate with the Florida Department of Health for any septic system upgrades.

P&Z CONDITIONAL USE RESULTS FROM NOVEMBER 10, 2025



STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 10, 2025

APPLICANT: Francis McLaughlin

FILE NUMBER: CU-25-08

REQUEST: Conditional Use Permit for a Second Residence

GENERAL LOCATION: Frontage on Baily Hill Road approximately 1653 feet from Citrus Way

PARCEL KEY NUMBER: 1090312

APPLICANT'S REQUEST

The petitioner's request is for approval of a Conditional Use Permit for a Second Residence on their 2.5-acre agricultural parcel for their son. The petitioner has provided a letter from a physician indicating that it would be beneficial for the petitioner's son to live near family members for continuing care.

SITE CHARACTERISTICS

Site Size	2.5 Acres
Surrounding Zoning; Land Uses	North: Conservation South: AG (Agricultural) East: Mining West: AG (Agricultural)
Current Zoning:	R1-C (Residential)
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 permit.

P&Z CONDITIONAL USE RESULTS FROM NOVEMBER 10, 2025

ENGINEERING REVIEW

The County Engineer has reviewed the petitioner's request and has the following comments: Applicant must obtain a Right of Way Use Permit to Pave driveway apron to Hernando County Facility Design Guideline IV-26/Residential Connection standards- to protect the paved roadway edge of Bailey Hill Road.

LAND USE REVIEW

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

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

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 second dwelling 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. Applicant must obtain a Right of Way Use Permit to Pave driveway apron to Hernando County Facility Design Guidelines to protect the paved roadway edge of Bailey Hill Road.
4. The conditional use permit shall expire on November 10, 2027.
5. Applicant shall coordinate with the Florida Department of Health for any septic system upgrades.

P&Z CONDITIONAL USE RESULTS FROM NOVEMBER 10, 2025

PLANNING AND ZONING COMMISSION ACTION

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to approve the request for a second dwelling 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. Applicant must obtain a Right of Way Use Permit to Pave driveway apron to Hernando County Facility Design Guidelines to protect the paved roadway edge of Bailey Hill Road.
4. The conditional use permit shall expire on November 10, 2027.
5. Applicant shall coordinate with the Florida Department of Health for any septic system upgrades.

P&Z CONDITIONAL USE RESULTS FROM NOVEMBER 10, 2025



STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 10, 2025

APPLICANT: BWR FL, LLC

FILE NUMBER: CU-25-09

REQUEST: Conditional Use Permit for a reconstituted Limestone Business

GENERAL LOCATION: North side of Cortez Boulevard approximately 3,539 feet from Treiman Boulevard

PARCEL KEY NUMBER: 394086

APPLICANT'S REQUEST

The petitioner is requesting a Conditional Use Permit to operate a reconstituted limestone business on an active mining property owned by West Florida Aggregates. The proposed use will be located on 5 acres within a larger 544-acre parcel. The operation will include a 10,000-square-foot concrete pad where crushed limestone fines, cement, water, and compaction will be used to produce limestone blocks. A storage area will also be provided around the production area for loading and unloading, finished block and equipment.

The materials will be sourced by local quarry, which helps reduce transportation-related emissions. The finished products will be used in residential paving, building construction, and landscaping. These blocks offer improved thermal performance, contributing to energy savings in buildings. With a high Solar Reflective Index, they also help reduce the urban heat island effect. The products are durable, have a long lifespan, and reduce material waste and replacement costs. Additionally, they use less cement and water than traditional concrete masonry units, making them a more sustainable option.

SITE CHARACTERISTICS

Site Size	5 Acres out of 544.50 Acres
Surrounding Zoning; Land Uses	North: AG/ Mining South: AG/ Mining East: AG/ Mining West: AG/ Mining
Current Zoning:	Agriculture
Future Land Use Map Designation:	Mining

P&Z CONDITIONAL USE RESULTS FROM NOVEMBER 10, 2025

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. There is a 2" water main at the west side corner of Ridge manor Blvd, and a 4" force main on the west side of US 301. HCUD has no objection to the conditional use permit to produce reconstituted limestone on a portion of the parcel. Parcel Key# 394086.

ENGINEERING REVIEW

The subject site is on the North side of Cortez Boulevard approximately 3,539 feet from Treiman Boulevard. The County Engineer has reviewed the petitioner's request and provided the following comments:

1. State Road 50/Cortez Blvd. and U.S. 301/Treiman Blvd are both within the jurisdiction of FDOT/Florida Dept. of Transportation, Access Management and Drainage permits may be required.
2. No Limestone and/or Debris is to be tracked onto Treiman Blvd (US-301) or State Road 50/Cortez Blvd

LAND USE REVIEW

Minimum Building Setbacks Required in the Mining District:

- Front: 125'
- Side: 75'
- Rear: 75'

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.

Comments: Section 4, Conditional Use Permit, Section A, subsection (4): Temporary uses, other than those permitted by the administrative official pursuant to paragraph C. below, or as accessory uses and structures in all commercial districts.

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 NOVEMBER 10, 2025

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission determine whether a need for a Temporary use permit exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use permit for a reconstituted Limestone Business with the following performance conditions:

1. The reconstituted limestone operation shall be limited to a maximum of 5 acres as proposed.
2. Existing vegetation along the property boundary shall be maintained where feasible to provide visual buffering, particularly adjacent to any residential or rural areas.
3. The operation must comply with all applicable local, state, and federal environmental regulations, including stormwater management and dust control.
4. State Road 50/Cortez Blvd. and U.S. 301/Treiman Blvd are both within the jurisdiction of FDOT/Florida Dept. of Transportation, Access Management and Drainage permits may be required.
5. No Limestone and/or Debris is to be tracked onto Treiman Blvd (US-301) or State Road 50/Cortez Blvd

PLANNING AND ZONING COMMISSION ACTION:

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to approve the request for a Conditional Use permit for a reconstituted Limestone Business with the following performance conditions:

1. The reconstituted limestone operation shall be limited to a maximum of 5 acres as proposed.
2. Existing vegetation along the property boundary shall be maintained where feasible to provide visual buffering, particularly adjacent to any residential or rural areas.
3. The operation must comply with all applicable local, state, and federal environmental regulations, including stormwater management and dust control.
4. State Road 50/Cortez Blvd. and U.S. 301/Treiman Blvd are both within the jurisdiction of FDOT/Florida Dept. of Transportation, Access Management and Drainage permits may be required.
5. No Limestone and/or Debris is to be tracked onto Treiman Blvd (US-301) or State Road 50/Cortez Blvd
6. The approval shall expire in 5 years on November 10th, 2030, or due to any code enforcement violations.