

October 13, 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 October 13, 2025**

For the Board's information, on October 13, 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 the staff report and action of the P&Z on the Conditional Use Permit request at that scheduled public hearing.

A notification letter was sent on Wednesday, October 15, 2025, to inform the petitioner of the P&Z action. 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, November 12, 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, December 2, 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 P&Z DATE, 2025



STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 13, 2025

APPLICANT: Robert and Tammie Thorne

FILE NUMBER: CU-25-05

REQUEST: Conditional Use Permit for Two Temporary Structures for Security and Medical Hardship

GENERAL LOCATION: Southwest corner of Phillips Road and Phillips Road, approximately 3500' southeast of its intersection with Benes Roush Road

PARCEL KEY NUMBER: 904908

APPLICANT'S REQUEST

The applicant is requesting a Conditional Use Permit for the provision of two Recreational Vehicles (RVs) due to losing their home in Hurricane Milton. One RV will be for a temporary security residence while the home is being built; the second RV is to provide a residence for aging in-laws due to medical hardship.

SITE CHARACTERISTICS

Site Size	4.4 acres
Surrounding Zoning; Land Uses	North: AG (Agricultural); Winery (SE15-03) South: AG (Agricultural); Vacant East: AG (Agricultural); Residential West: AG (Agricultural); Vacant
Current Zoning:	AG (Agricultural)
Future Land Use Map Designation:	Rural

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

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater services are unavailable to this parcel. HCUD has no objection to the Conditional use to allow two Recreational Vehicles (RVs) on the parcel during the rebuild of the home, subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.

ENGINEERING REVIEW

The subject site is located at the Southwest corner of Phillips Road and Phillips Road, approximately 3500' southeast of its intersection with Benes Roush Road. The Department of Public Works reviewed the petitioner's request and identified no concerns.

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 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 Conditional Use Permit for Two Temporary Structures for Security and Medical Hardship with the following performance conditions:

1. 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.
2. No attachments or other structures shall be erected on the property or attached to the Recreational Vehicles (RVs).
3. The proposed Recreational Vehicles (RVs) must meet the following minimum setbacks of the AG (Agricultural) District:
Front: 75'
Side: 35'
Rear: 35'
4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.
5. 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.
6. The Conditional Use Permit shall expire on October 13, 2027.

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

PLANNING AND ZONING RECOMMENDATION:

On October 13, 2025, the Planning and Zoning Commission voted 5-0 to recommend approval of the Conditional Use Permit for Two Temporary Structures for Security and Medical Hardship with the following performance conditions:

1. 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.
2. No attachments or other structures shall be erected on the property or attached to the Recreational Vehicles (RVs).
3. The proposed Recreational Vehicles (RVs) must meet the following minimum setbacks of the AG (Agricultural) District:
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