

August 11, 2025

**MEMORANDUM**

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

**VIA:** Jeffry Rogers, County Administrator  
County Administrator's Office

**FROM:** Cesar Omar DePablo, Development Services Director  
Planning and Zoning Department

**SUBJECT: Special Exception Actions by the Planning and Zoning Commission  
on August 11, 2025**

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For the Board's information, on August 11, 2025, the Planning and Zoning Commission (P&Z) held a duly advertised public hearing to consider an advertised request for a Special Exception(s). Attached to this memorandum are the staff reports and actions of the P&Z on the special exception requests presented at that scheduled public hearing.

A notification letter was sent on Wednesday, August 13, 2025, to inform the petitioners of the P&Z actions. According to Appendix A, Zoning, Article V, Section 8(1) of the Hernando County Code of Ordinances, the Board of County Commissioners (BOCC), by a majority vote, may decide to review any special exception 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, September 10, 2025, the P&Z decision shall be deemed final and subject only to review by the circuit court. The review of the decision by the BOCC shall be at a public hearing held within sixty (60) days of the P&Z decision. The board has the authority to continue, on its own motion, to a later date a final decision on any special exception matter pending before it for review.

The review of decision by the BOCC would occur on the regular BOCC hearing date of Tuesday, October 7, 2025. "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

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: August 11, 2025

**APPLICANT:** Old Florida Forever, LLC, Joseph Conrad

**FILE NUMBER:** SE-25-06

**REQUEST:** Special Exception Permit for a Place of Public Assembly; namely, a venue for Special Events

**GENERAL LOCATION:** South side of Lake Lindsay Road, approximately 3000' east of Ponce de Leon Boulevard

**PARCEL KEY NUMBER:** 334427

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### APPLICANT'S REQUEST:

On September 18, 2018, the Planning and Zoning Commission converted the petitioner's request for a Special Exception to a Conditional Use permit. On December 14, 2020, the Planning and Zoning Commission converted the petitioner's request for a Conditional Use permit to a Special Exception Use permit on the subject property to allow the petitioner to hold special events on the site.

The petitioner is requesting the following additions to the previously approved Special Use Permit

1. An increase from five (5) to ten (10) multiple-day events annually.
2. Three (3) Day events per week (Primarily in Summer months)
3. Three (3) Day overnight parking for out-of-town guests.
4. Allowance for recreational vehicles (RV) electric and water hookups for vendors

### SITE CHARACTERISTICS:

**Site Size:** 23 acres

#### Surrounding Zoning;

<b>Land Uses:</b>	<b>North:</b> Combined Planned Development Project
	<b>South:</b> Agricultural; Commercial; Light Industrial
	<b>East:</b> Planned Development Project; Agricultural
	<b>West:</b> Agricultural; Single-Family Residential

**Current Zoning:** AG/Agricultural

**Future Land Use Map Designation:** Rural/Conservation

**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 requested special exemption to allow community activities take place on the parcel (weddings, music events, etc.), subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.

**ENGINEERING REVIEW:**

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

**LAND USE REVIEW:**

Places of Public Assembly are included as special exceptions in all approved zoning districts, Appendix A, Article V, Section 8, subsection C(1)(f) of the Hernando County Code of Ordinances.

Setbacks for property zoned AG/Agricultural are:

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

A special exception use permit is an additional use which may be granted by the Planning and Zoning Commission (P&Z) in accordance with the Land Development Regulations (LDR). As part of the review, the Planning and Zoning Commission (P&Z) must determine that the tract of land is suitable for the type of special exception use proposed by virtue of its location, shape, topography, and nature of surrounding development. The Planning and Zoning Commission (P&Z) has the ability to assign reasonable conditions to the approval.

The special exception use permit is a land use determination only. All applicable development rules would have to be met if the permit is approved. Furthermore, special exception use permits shall be in compliance with the minimum Special Exception Use General Standards, Appendix A, Article V, Section 8(B) of the Hernando County Code.

If the special exception use is not established within a period of not more than two (2) years from the approval date, then the special exception use permit shall be null and void.

**Comments:** Staff have reviewed the petitioner's request to increase the number of events per year to ten (10), to allow overnight guest parking for multi-day events, and to allow the installation of electric and water hookups for recreational vehicles (RVs) on the site. Staff found that these requests are reasonable and will not adversely affect the surrounding community.

**FINDINGS OF FACT:**

The request to add to the Special Exception Permit namely, a venue for Special Events. The requested use is a permitted special exception use.

1. The proposed use is consistent with the County's adopted Comprehensive Plan and compatible with the surrounding area.
2. The requested use does not adversely affect public interest.

**NOTICE OF APPLICANT RESPONSIBILITY:**

*The special exception process is a land use determination and does not constitute a permit for either construction on, 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. Homeowners 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 RECOMMENDATIONS:**

It is recommended that the Planning and Zoning commission (P&Z) approve the petitioner's request for a Special Exception Use Permit for a Place of Public Assembly; namely, a venue for Special Events 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. Up to twelve (12) recreational vehicles (RV's) shall be allowed to park on site solely for the multiple-day events, arriving after 12:00 P.M. the day prior to the event and leaving prior to 12:00 P.M. the day after the event ends. Recreational vehicle (RV) hookups shall be allowed for vendors to utilize during events.
3. No increase in impervious area and no fill within the floodplain shall occur without permitting and any required mitigation/compensation.
4. Full cut-off fixtures shall be used so that all light is retained on-site and spillage onto neighboring residential uses is avoided.
5. Up to twenty-six (26) one day events may be held per calendar year from dawn to 10:00 PM. The events shall occur every other week.
6. Multiple day events shall be limited to ten (10) per year and shall not exceed three (3) days in length.

7. Recreational vehicles (RVs) shall be located no closer than one hundred (100) feet from any wetland on the property.
8. The petitioner shall provide a revised plan in compliance with all of the performance conditions within thirty (30) calendar days of the Planning and Zoning Commission (P&Z) approval. Failure to submit the revised plan will result in no further development permits being issued.
9. All events shall have an ending time no later than 10:00 PM
10. The Hernando County Sheriff's Office or Florida Highway Patrol shall be utilized for traffic control during all multi-day events.

**PLANNING AND ZONING COMMISSION ACTION:**

On August 11, 2025, the Planning and Zoning Commission voted 4-0 to approve the petitioner's request for a Special Exception Use Permit for a Place of Public Assembly; namely, a venue for Special Events with the following unmodified 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. Up to twelve (12) recreational vehicles (RV's) shall be allowed to park on site solely for the multiple-day events, arriving after 12:00 P.M. the day prior to the event and leaving prior to 12:00 P.M. the day after the event ends. Recreational vehicle (RV) hookups shall be allowed for vendors to utilize during events.
3. No increase in impervious area and no fill within the floodplain shall occur without permitting and any required mitigation/compensation.
4. Full cut-off fixtures shall be used so that all light is retained on-site and spillage onto neighboring residential uses is avoided.
5. Up to twenty-six (26) one day events may be held per calendar year from dawn to 10:00 PM. The events shall occur every other week.
6. Multiple day events shall be limited to ten (10) per year and shall not exceed three (3) days in length.
7. Recreational vehicles (RVs) shall be located no closer than one hundred (100) feet from any wetland on the property.
8. The petitioner shall provide a revised plan in compliance with all of the performance conditions within thirty (30) calendar days of the Planning and Zoning Commission (P&Z) approval. Failure to submit the revised plan will result in no further development permits being issued.

9. All events shall have an ending time no later than 10:00 PM
10. The Hernando County Sheriff's Office or Florida Highway Patrol shall be utilized for traffic control during all multi-day events.

## STAFF REPORT

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<b>HEARINGS:</b>	Planning & Zoning Commission: August 11, 2025
<b>APPLICANT:</b>	Cyndi Tarapani, Tarapani Planning Strategies
<b>FILE NUMBER:</b>	SE-25-08
<b>REQUEST:</b>	Special Exception Use Permit for Outdoor Storage
<b>GENERAL LOCATION:</b>	The north side of County Line Road, at the east side of its intersection with the Suncoast Parkway
<b>PARCEL KEY NUMBER:</b>	1796319, 904560, 1796328

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### APPLICANT'S REQUEST

The petitioner is requesting a Special Exception Use Permit to allow the outdoor storage and display of trailers and equipment in conjunction with a Tractor Supply Company retail use. The subject property is located within the Suncoast Landing Phase 1 subdivision, which was approved in 2020 as a mixed-use development under File H-21-12. A subsequent amendment (File H2049) authorized 15.23 acres for General Commercial uses (up to 125,000 square feet) and 34.84 acres designated for one hundred twenty-five (125) single-family residential units.

The proposed outdoor display area is located along the western boundary of the commercial portion of the site, adjacent to the Suncoast Parkway right-of-way. This location was specifically chosen to minimize both visual and functional impacts on the remaining commercial parcels within Suncoast Landing.

Access to the site and the Tractor Supply store is provided exclusively via an internal frontage road along the northern boundary of the development; no direct access is available from County Line Road.

The development exceeds the minimum parking requirements for the Tractor Supply use. Furthermore, the parking spaces currently utilized for trailer and equipment display are not included in the required parking calculation and do not result in a parking deficiency.

### SITE CHARACTERISTICS

**Site Size:** 3.3 Acres

#### Surrounding Zoning

**& Land Uses:** **North:** PDP(SF)/Planned Development Project (Single Family)  
**South:** Right of Way: Pasco County  
**East:** PDP(GC)/Planned Development Project (General Commercial)  
**West:** Suncoast Parkway

**Current Zoning:** PDP(GC)/Planned Development Project (General Commercial)

#### Future Land Use

**Map Designation:** Commercial

**UTILITIES REVIEW:**

The Hernando County Utilities Department (HCUD) does not currently provide water or wastewater service to the subject parcels; however, service is available. HCUD has no objection to the requested Special Exception Use Permit to allow outdoor display of trailers, provided the site connects to central water and wastewater systems at the time of site development.

**ENGINEERING REVIEW:**

The subject site is located on the north side of County Line Road, at the east side of its intersection with the Suncoast Parkway. The Hernando County Engineer has reviewed the petitioner's request and provided the following comments:

- Outdoor storage is acceptable.
- Construction drawings will be required and must comply with current County standards.
- The project is covered under Southwest Florida Water Management District (SWFWMD) Environmental Resource Permit No. 44704.001.

**LAND USE REVIEW:**

The subject property was approved by Hernando County in 2020 as a mixed-use development, permitting 15.23 acres for up to 125,000 square feet of General Commercial uses and 34.84 acres for one hundred twenty-five (125) single-family residential units.

In accordance with County Land Development Regulations (LDRs), if the developer fails to obtain a building permit for the vertical construction of the principal or primary structure within two (2) years of the approval date, or if the Special Exception Use is not established within this timeframe, the Special Exception Use Permit shall be considered null and void.

**Minimum Building Setbacks:**

- Commercial Frontage Road: 25' (Deviation from 35')
- County Line Road: 75' (Deviation from 125')
- Trillium Boulevard: 20' (Deviation from 35')
- Entrance Boulevard: 35'
- Sides: 20'

**Screening:**

In accordance with Hernando County Land Development Regulations (LDRs), outdoor display must be around the perimeter of outdoor display by a wall, fence, or other approved enclosure. The screening must meet a minimum opacity standard of eighty percent (80%), be located behind the building line, and have a height between five (5) feet and eight (8) feet.

**Comments:** The petitioner has not indicated any screening provisions for the subject property. If the request is approved, the petitioner shall be required to comply with all conditions outlined in rezoning file H-20-12 and its amendment H-20-49.

**Buffers:**

A buffer with a minimum landscaped separation of five (5) feet shall be provided. The nonresidential use on the lot must be permanently screened around the area of outdoor display by a wall, fence, and/or other approved enclosure. The screening shall have a height of at least five (5) feet, not exceeding eight (8) feet, or be comprised of an evergreen hedge that is at least five (5) feet tall at the time of planting.



**Comments:** The petitioner has not provided any buffer provisions for the subject property. If approved, the petitioner shall be required to comply with all conditions outlined in rezoning file H-20-12 and its amendment H-20-49.

**Lighting:**

Hernando County Land Development Regulations (LDRs) require lighting that enhances the project's visual impact on the community by appropriately addressing lighting intensity and glare. Commercial buildings and developments shall be designed to provide safe, convenient, and efficient lighting for both pedestrians and vehicles.

**Comments:** The petitioner has not provided any lighting provisions for the subject property. If approved, the petitioner shall be required to install full cutoff fixtures and ensure that all lighting is contained on-site, preventing any light spillage onto adjacent residential properties.

**COMPREHENSIVE PLAN REVIEW:**

The subject property is designated commercial on the adopted Future Land Use Map. It is situated within a designated commercial node and aligns with the goals and policies of the Comprehensive Plan.

**FINDINGS OF FACT:**

1. A Special Exception Use Permit for Outdoor Storage is appropriate due to its consistency with the Comprehensive Plan and compatibility with surrounding uses, subject to appropriate performance conditions.
2. The proposed project shall be subject to a commercial review prior to development.

**NOTICE OF APPLICANT RESPONSIBILITY**

*The rezoning process is a land use determination and does not constitute a permit for either construction on, 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 approve the petitioner's request for a Special Exception Use Permit to allow the outdoor storage and display of trailers and equipment, subject to the following performance conditions:

1. The petitioner shall obtain all necessary permits from Hernando County and other applicable regulatory agencies, comply with all applicable land development regulations for construction or use of the property, and complete all required development review processes.
2. All conditions established under File H-20-12 and H-20-49 shall remain in full effect and continue to apply to the subject property.
3. The proposed project shall be subject to a commercial review.
4. The petitioner shall connect to the central water and wastewater systems at the time of site development.

5. All construction drawings shall comply with current Hernando County standards and specifications.
6. Building Setbacks shall be in conformance with the approved master plan (file numbers H-20-12 and H-20-49).
7. The site shall be developed in accordance with the site plan provided by the applicant and attached to this application.
8. If the petitioner fails to obtain a building permit for the vertical construction of the principal or primary building within two (2) years from the approval date, or if the special exception use is not established during this period, the special exception use permit shall be null and void.

**PLANNING AND ZONING COMMISSION ACTION:**

On August 11, 2025, the Planning and Zoning Commission voted 4-0 to approve the petitioner's request for a Special Exception Use Permit to allow the outdoor storage and display of trailers and equipment, subject to the following unmodified performance conditions:

1. The petitioner shall obtain all necessary permits from Hernando County and other applicable regulatory agencies, comply with all applicable land development regulations for construction or use of the property, and complete all required development review processes.
2. All conditions established under File H-20-12 and H-20-49 shall remain in full effect and continue to apply to the subject property.
3. The proposed project shall be subject to a commercial review.
4. The petitioner shall connect to the central water and wastewater systems at the time of site development.
5. All construction drawings shall comply with current Hernando County standards and specifications.
6. Building Setbacks shall be in conformance with the approved master plan (file numbers H-20-12 and H-20-49).
7. The site shall be developed in accordance with the site plan provided by the applicant and attached to this application.
8. If the petitioner fails to obtain a building permit for the vertical construction of the principal or primary building within two (2) years from the approval date, or if the special exception use is not established during this period, the special exception use permit shall be null and void.

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: August 11, 2025

**APPLICANT:** Chinwendu Calis Nnagbo

**FILE NUMBER:** SE-25-09

**PURPOSE:** Special Exception Use Permit for an Assisted Living Facility

**GENERAL LOCATION:** South side of Lagoon Road, approximately 580 feet from Skylark Road and 277 feet from Pinehurst Drive.

**PARCEL KEY NUMBER:** 233553

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### APPLICANT'S REQUEST:

The petitioner is requesting a Special Exception Use Permit to expand an Assisted Living Facility. The site currently has six (6) residents and is proposing to increase the number of allowable residents to fourteen (14). The Facility is proposing to have two (2) qualified employees per shift twenty-four (24) hours a day including both day and evening shifts. Visiting hours will be every day from 9:00am-9:00pm allowing family members to visit while also preserving quiet hours for residents. Parking requirements are based on a ratio of 0.3 spaces per bed in addition to one (1) ADA-accessible parking space.

### SITE CHARACTERISTICS:

**Site Size:** 7.5 acres

**Surrounding Zoning;**  
**Land Uses:** North: PDP(SF): Single Family  
South: PDP(SF): Single Family  
East: AG: Single Family  
West: PDP(SF): Single Family

**Current Zoning:** PDP(SF)/Planned Development Project (Single Family)

**Future Land Use**  
**Map Designation:** Residential

**Flood Zone:** X

**UTILITIES REVIEW:**

Hernando County Utilities Department (HCUD) currently provides water service to this parcel. Wastewater service is not available to this parcel. HCUD has no objection the requested special exemption to increase the number of allowable residents at the Assisted Living Facility (ALF) from the current 6 residents to a total of ten (10) residents, subject to Health Department approval of any required upgrades to the existing onsite sewage treatment and disposal system.

**ENGINEERING REVIEW:**

The subject site is located on the South side of Lagoon Road. Approximately five-hundred eight (580) feet from Skylark Road and two-hundred seventy-seven (277) feet from Pinehurst Drive. The County Engineer has reviewed the petitioners request and has the following comments:

- On-Street Parking is not permitted by ordinance. All parking must be contained on site.

**LAND USE REVIEW:**

The subject property is in the Spring Hill Unit 3 Subdivision and is designated Planned Development Project/Single Family. The surrounding properties have been developed as Single Family.

In accordance with County Land Development Regulations (LDR), if a developer fails to obtain a building permit for the vertical construction of the principal or primary building within a period of not more than two (2) years from the approval date or the special exception use is not established during this period, then the special exception use permit shall be null and void.

**EXISTING BUILDING SETBACKS:**

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

**PARKING:**

The minimum Land Development Regulations (LDRs) would require 0.3 parking spaces per bed, based on maximum occupancy. The Land Development Regulations (LDRs) indicate that an Assisted Living Facility may have up to fifty (50) percent of the required parking spaces (including aisles) surfaced with grass, lawn, or other materials as designated in the County parking lot standards; however, if parking demand is such that said grass, lawn or other material is caused to be damaged or destroyed to the extent that said grass or lawn ceases to grow, or the other material otherwise causes a nuisance to the neighborhood, then paving may be required by the Zoning Administrator.

**Comments:** Parking requirements are calculated for an Assisted Living Facility at a rate of 0.3 spaces per bed with a maximum of fourteen (14) beds. This special exception will require four (4) parking spaces, including one (1) ADA-accessible parking space.

**LIGHTING:**

The petitioner has not indicated any provisions for lighting of the subject property. If approved, the petitioner must provide full cutoff fixtures to retain all light on-site and prevent any light spillage onto neighboring residential uses.

**BUFFERS:**

A five (5) foot natural vegetated buffer enhanced to eighty (80) percent opacity shall be constructed along the boundary of the property adjacent to existing residential lots.

**COMPREHENSIVE PLAN REVIEW:**

The subject property is located within the Residential Future Land Use classification on the adopted Future Land Use map. The Hernando County 2040 Comprehensive Growth Strategy Plan provides the principles for guiding land development activities in the County and describes the related programs and strategies that provide the overall guidance for implementing the Plan.

Residential Category of the adopted Comprehensive Plan states:

**Objective 1.04B** The Residential Category allows primarily single family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. Office and certain commercial uses may be allowed subject to the locational criteria and performance standards of this Plan. Residential density shall not exceed 22 dwelling units per gross acre.

**Strategy 1.04B(1)** Commercial and institutional uses within the Residential Category are generally associated with medium and high-density residential development and may include neighborhood commercial, office professional, recreational, schools, and hospitals. Minor public facilities that do not unduly disturb the peaceful enjoyment of residential use may also be allowed.

**Comments:** An Assisted Living Facility (ALF) is permitted in all zoning districts as a special exception use.

**FINDINGS OF FACT:**

1. A Special Exception Use Permit for an Assisted Living Facility is appropriate based on consistency with the Comprehensive Plan and compatibility with the surrounding areas and subject to appropriate performance conditions.
2. The proposed project shall require a commercial review for any upgrades to the building necessary based on the increased resident count.

**NOTICE OF APPLICANT RESPONSIBILITY:**

*The special exception process is a land use determination and does not constitute a permit for either construction on, 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. Homeowners' 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 RECOMMENDATIONS:**

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for an Assisted Living Facility (ALF), with the following performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable regulatory 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 proposed project shall require a commercial review.
3. A five (5) foot natural vegetated buffer enhanced to eighty (80) percent opacity shall be constructed along the boundary of the property adjacent to existing residential lots.
4. Minimum Building Setbacks:
  - Front: 25'
  - Side: 10'
  - Side: 15'
  - Rear: 20'
5. Parking requirements are calculated for an Assisted Living Facility at a rate of 0.3 spaces per bed with a maximum of fourteen (14) beds this will require four (4) parking spaces including one (1) ADA-accessible parking space.
6. The Petitioner shall be required to have up to fifty (50) percent of the required parking spaces (including aisles) surfaced with grass, lawn or other materials as designated in the County parking lot standards; however, if parking demand is such that said grass, lawn or other material is caused to be damaged or destroyed to the extent that said grass or lawn ceases to grow, or the other material otherwise causes a nuisance to the neighborhood, then paving may be required by the Zoning Administrator.
7. Health Department approval of any required upgrades to the existing onsite sewage treatment and disposal system
8. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.
9. The site shall be developed in accordance with the site plan as provided by the applicant and attached to this application.
10. The petitioner shall coordinate with the Hernando County Development Services Department, Building Division, for any upgrades to the building necessitated by the increased resident count.
11. If the petitioner fails to obtain a building permit for the vertical construction of the principal or primary building within a period of not more than two (2) years

from the approval date or the special exception use is not established during this period, then the special exception use permit shall be null and void.

**PLANNING AND ZONING COMMISSION ACTION:**

On August 11, 2025, the Planning and Zoning Commission voted 4-0 to approve the petitioner's request for a Special Exception Use Permit for an Assisted Living Facility (ALF), with the following unmodified performance conditions:

1. The petitioner shall obtain all permits from Hernando County and other applicable regulatory 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 proposed project shall require a commercial review.
3. A five (5) foot natural vegetated buffer enhanced to eighty (80) percent opacity shall be constructed along the boundary of the property adjacent to existing residential lots.
4. Minimum Building Setbacks:
  - Front: 25'
  - Side: 10'
  - Side: 15'
  - Rear: 20'
5. Parking requirements are calculated for an Assisted Living Facility at a rate of 0.3 spaces per bed with a maximum of ~~fourteen (14)~~ eleven (11) beds this will require four (4) parking spaces including one (1) ADA-accessible parking space.
6. The Petitioner shall be required to have up to fifty (50) percent of the required parking spaces (including aisles) surfaced with grass, lawn or other materials as designated in the County parking lot standards; however, if parking demand is such that said grass, lawn or other material is caused to be damaged or destroyed to the extent that said grass or lawn ceases to grow, or the other material otherwise causes a nuisance to the neighborhood, then paving may be required by the Zoning Administrator.
7. Health Department approval of any required upgrades to the existing onsite sewage treatment and disposal system
8. The petitioner shall provide full cutoff fixtures, to retain all light on-site and prevent any light spillage onto neighboring residential uses.
9. The site shall be developed in accordance with the site plan as provided by the applicant and attached to this application.
10. The petitioner shall coordinate with the Hernando County Development Services Department, Building Division, for any upgrades to the building necessitated by the increased resident count.

11. If the petitioner fails to obtain a building permit for the vertical construction of the principal or primary building within a period of not more than two (2) years from the approval date or the special exception use is not established during this period, then the special exception use permit shall be null and void.



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: August 11, 2025

**APPLICANT:** Joseph and Sonja Regan

**FILE NUMBER:** SE-25-10

**PURPOSE:** Special Exception Use Permit for the Parking of Two (2) additional Commercial Vehicles

**GENERAL LOCATION:** Frontage on Sunshine Grove Road Approximately 4300 feet North of Hexam Road

**PARCEL KEY NUMBER:** 102819

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### APPLICANT'S REQUEST:

The petitioner is requesting a Special Exception Use Permit to allow the parking of two (2) additional commercial vehicles on their property. The subject site is a 4.7-acre parcel zoned AG (Agricultural). Hernando County Land Development Regulations (LDRs) allow for the parking of one commercial vehicle on an AG(Agricultural)-zoned parcel when the vehicle is operated by a legal resident of the property. However, the parking of additional commercial vehicles requires approval of a Special Exception Use Permit.

### SITE CHARACTERISTICS:

**Site Size:** 4.7 Acres

**Surrounding Zoning Land Uses:**

North:	AG; Single Family
South:	AG; Single Family
East:	AG; Single Family
West:	AG; Single Family

**Current Zoning:** AG/(Agricultural)

**Future Land Use Map Designation:** Rural

### UTILITIES REVIEW:

Hernando County Utilities Department does not currently supply water or wastewater service to this parcel. Water service is unavailable to this parcel. There is a 16" sewer force main that runs behind the parcel. HCUD has no objection to the special exemption to allow the parking of three (3) commercial vehicles on parcel.

**ENGINEERING REVIEW:**

The County Engineer has reviewed the petitioner's request and has the following comments:

- The driveway apron will need to be paved from the edge of the travel-way on Sunshine Grove Road to the Property Line. A Right of Way use permit is required to improve driveway apron up to current county standards.

**LAND USE REVIEW:****Commercial Vehicle Requirements:**

One (1) commercial vehicle, operated by the legal resident(s) of the parcel, is allowed to be parked on an agriculturally zoned parcel, provided the property is a minimum of two and a half (2½) acres in size. A special exception use permit may be applied for pursuant to Appendix A, Article V, Section 8 for the additional parking of commercial vehicles and/or equipment.

**Comments:** The petitioner is currently allowed one vehicle on the subject site; however, as they are seeking to park three vehicles, a special exception is required. If approved, vehicles must be placed in accordance with the Hernando County Land Development Regulations.

**General Special Exception Requirements:**

A Special Exception Use Permit is an additional use that may be granted by the Planning and Zoning Commission (P&Z) in accordance with the Land Development Regulations (LDRs). As part of the review process, the Planning and Zoning Commission (P&Z) must determine that the tract of land is suitable for the proposed Special Exception Use based on its location, shape, topography, and the nature of surrounding development. The Planning and Zoning Commission (P&Z) also has the authority to assign reasonable conditions to the approval.

The Special Exception Use Permit is a land use determination only. If the permit is approved, all applicable development standards must still be met. Additionally, Special Exception Use Permits must comply with the minimum Special Exception Use General Standards as outlined in Appendix A, Article V, Section 8(B) of the Hernando County Code.

**COMPREHENSIVE PLAN REVIEW:**

The subject property is located within the Rural land use classification on the adopted Future Land Use Map. The area is characterized by rural residential uses.

**Objective 1.04C:** The Rural Category allows agriculture, agricultural commercial, Agri-industrial, recreation, agritourism and residential land uses of a rural character. Certain neighborhood commercial uses may be allowed subject to locational criteria and performance standards. Residential density is 0.1 dwelling units per gross acre (1 unit per ten gross acres) except where otherwise indicated by the strategies listed herein and incorporated into the land development regulations.

**Comments:** The addition of two (2) vehicles would not negatively impact on the rural nature of this parcel.

**NOTICE OF APPLICANT RESPONSIBILITY:**

*The special exception process is a land use determination and does not constitute a permit for either construction on, 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. Homeowners' 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.*

*The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.*

**STAFF RECOMMENDATIONS:**

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for the Parking of two (2) additional Commercial Vehicles 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. The driveway apron will need to be paved from the edge of the travel-way on Sunshine Grove Road to the Property Line. A right of way use permit is required to improve the driveway apron up to current county standards.
3. The subject site shall be limited to the parking of two (2) additional commercial vehicles.
4. Any future expansion or changes related to the uses shall require an amendment to the Special Exception Use Permit.

**PLANNING AND ZONING COMMISSION ACTION:**

On August 11, 2025, the Planning and Zoning Commission voted 3-1 to deny the petitioner's request for a Special Exception Use Permit for the Parking of two (2) additional Commercial Vehicles.