

April 13, 2026

**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 April 13, 3036**

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For the Board's information, on April 13, 2026, 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 at that scheduled public hearing.

A notification letter was sent on Wednesday, April 15, 2026, 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, May 13, 2026, 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 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



**STAFF REPORT**

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**HEARINGS:** Planning & Zoning Commission: March 9, 2026  
Planning & Zoning Commission: April 13, 2026

**APPLICANT:** Yarelis Gonzalez  
**FILE NUMBER:** SE-26-03

**PURPOSE:** Special Exception Use Permit for the Parking of one (1) additional Commercial Vehicle

**GENERAL LOCATION:** East side of Old Crystal River Road, approximately 1,950 feet North of Lake Lindsey Road

**PARCEL KEY NUMBER:** 333721

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**APPLICANT'S REQUEST:**

The petitioner is requesting a Special Exception Use Permit to allow the parking of one (1) additional commercial vehicle on the parcel. The petitioner currently has one commercial vehicle, a tractor-trailer. Approval of the Special Exception would allow her to park an additional commercial vehicle, a dump truck, on the parcel, with the intent of enabling her husband to work locally rather than over-the-road.

The subject site consists of a 5.1-acre AG (Agricultural)-zoned parcel. County Land Development Regulations (LDRs) allow the parking of one commercial vehicle on an AG-zoned parcel when the vehicle is operated by the legal residents of the property; however, a Special Exception Use Permit is required for any additional commercial vehicle.

**SITE CHARACTERISTICS:**

**Site Size** 5.1 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 (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 allowing a second semi-truck on the parcel.

**ENGINEERING REVIEW:**

The subject site is located on the East side of Old Crystal River Road, approximately 1,950 feet North of Lake Lindsey Road. The County Engineer has reviewed the petitioner's request and has advised that this segment of Old Crystal River Road, north of Lake Lindsey Road, is not owned or maintained by Hernando County.

**LAND USE REVIEW:**

**Minimum Building Setbacks:**

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

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 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:** This section is not intended to limit the parking of commercial vehicles and/or equipment in the AG district when the vehicles are associated with a permitted AG use on the property.

If approved, any commercial vehicle and/or equipment must meet the building setbacks of the AG(Agricultural) zoning district.

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 (LDRs). As part of the review, the 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 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.

**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 1 (one) vehicle would not negatively impact the rural nature of this parcel.

**FINDINGS OF FACT:**

The request for a Special Exception Use Permit for the Parking of one (1) additional Commercial Vehicle is appropriate based on the following conclusions:

1. The proposed use is compatible with the surrounding area, is not adverse to the public interest, and is consistent with the County's adopted Comprehensive Plan with appropriate performance conditions.

**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. 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 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 (1) one additional Commercial Vehicle 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 subject site shall be limited to the parking of (1) one additional commercial vehicle.
3. Any future expansion or changes related to the uses shall require an amendment to the Special Exception Use Permit.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On March 9, 2026, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request for a Special Exception Use Permit for the Parking of (1) one additional Commercial Vehicle to a date uncertain.

**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On April 13, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request for a Special Exception Use Permit for the Parking of (1) one additional Commercial Vehicle 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. The subject site shall be limited to the parking of (1) one additional commercial vehicle.
3. Any future expansion or changes related to the uses shall require an amendment to the Special Exception Use Permit.



**STAFF REPORT**

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**HEARINGS:** Planning & Zoning Commission: April 13, 2026

**APPLICANT:** Daryl Bryant and Mildred Carlton

**FILE NUMBER:** SE-26-04

**PURPOSE:** Special Exception Use Permit to allow 2 goats as emotional support animals

**GENERAL LOCATION:** South side of Quigley Ave at the intersection of Gonzo Road

**PARCEL KEY NUMBER:** 754142

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**APPLICANT'S REQUEST:**

The petitioner is requesting a Special Exception Use Permit for the subject property, which is zoned R-1C (Residential), to allow for the construction and maintenance of goat stalls for two (2) goats to be kept as emotional support animals.

The Hernando County Land Development Code permits grazing animals within AR (Agricultural/Residential) zoning districts. Therefore, the applicant is requesting a Special Exception to allow goat stalls on property currently zoned R-1C (Residential), where this use is not otherwise permitted. The proposed use includes a structure measuring 8 feet by 8 feet (64 square feet) with a 10-foot by 10-foot cattle fence enclosure surrounding the structure. The pen and stall are proposed to be located approximately 75 feet from the southern property line, 30 feet from the western property line, and 60 feet from the eastern property line.

This request is being made as a reasonable accommodation for a qualifying service-related disability pursuant to the Fair Housing Act. The goats will serve as emotional support animals to assist the petitioner and his family.

**SITE CHARACTERISTICS:**

**Site Size** .60 Acres

**Surrounding Zoning; Land Uses**

North:	ROW/R1C; Residential
South:	AG: Agricultural
East:	R1C; Residential
West:	R1C; Residential use

**Current Zoning:** Residential

**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 objection to special exemption to allow two goats on the property.

**ENGINEERING REVIEW:**

The subject site is located on the south side of Quigley Ave at the intersection of Gonzo Road. The County Engineer has reviewed the petitioner's request and has No comments on the Special Exception request.

**LAND USE REVIEW:**

**EXISTING BUILDING SETBACKS:**

- Front: 25'
- Side: 7.5
- Rear: 7.5

**Comments:** The Goat stall is considered an accessory structure and must meet the minimum accessory structure setbacks for the R1-C (Residential) zoning district. Furthermore, the Goat Pen and Stall shall be shield by an opaque fence from neighboring parcels

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 (LDRs). As part of the review, the 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 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 a developer fails to obtain a building permit for the vertical construction of the principal or primary building or 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.

**COMPREHENSIVE PLAN REVIEW:**

The subject property is located within the Residential Land Use classification on the adopted Future Land Use Map.

The area is characterized by half acre R1-C (Residential) parcels. The petitioners request, although specifically permitted in the AR (Agricultural/Residential) zoning districts, is being requested on the subject site as part of Reasonable Accommodation under the Fair Housing Act due to the subject site not qualifying for a rezoning.

**FINDINGS OF FACT:**

The request for a Special Exception Use Permit for two (2) goats is appropriate based on the following conclusions:

2. The proposed use is compatible with the surrounding area, is not adverse to the public interest, and is consistent with the County's adopted Comprehensive Plan with appropriate performance conditions.
3. The request meets the minimum requirements for Reasonable Accommodation.

**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. 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 RECOMMENDATIONS:**

It is recommended that the Planning and Zoning Commission approve the petitioner's request for a Special Exception Use Permit for two (2) Goats, 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 subject site shall be limited to two (2) goats.
3. The Goat pen and stall shall be screened by an opaque fence and shall not be visible from neighboring parcels.
4. The Goat pen and stalls shall be kept clean, and the industry's Best Management Practices shall be followed to ensure no odor leaves the subject site.
5. Goat waste shall be disposed of in accordance with the Hernando County Health Department.
6. The Special Exception shall run with the petitioner and shall not be transferable should the parcel be sold.



**PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On April 13, 2026, the Planning and Zoning Commission voted 4-1 to approve the petitioner's request for a Special Exception Use Permit for two (2) Goats, 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. The subject site shall be limited to two (2) goats.
3. The Goat pen and stall shall be screened by an opaque fence and shall not be visible from neighboring parcels.
4. The Goat pen and stalls shall be kept clean, and the industry's Best Management Practices shall be followed to ensure no odor leaves the subject site.
5. Goat waste shall be disposed of in accordance with the Hernando County Health Department.
6. The Special Exception shall run with the petitioner and shall not be transferable should the parcel be sold.