



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.

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.

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.