



STAFF REPORT

HEARINGS: Planning & Zoning Commission: November 10, 2025

APPLICANT: Pamela J. Merrill

FILE NUMBER: CU-25-06

REQUEST: Conditional Use Permit for a Second Residence Due to Medical Hardship

GENERAL LOCATION: North side of Croom Road, approximately 730' northeast of McIntyre Road

PARCEL KEY NUMBER: 1250256

APPLICANT'S REQUEST

The petitioner has submitted a request for a second residence due to medical hardship. The applicant wishes to have a second mobile home on the subject site.

SITE CHARACTERISTICS

Site Size	4.3 Acres
Surrounding Zoning; Land Uses	North: AG; existing residential South: AG; existing residential East: AG; existing residential West: AR; existing residential
Current Zoning:	AG
Future Land Use Map Designation:	Residential

UTILITIES REVIEW

This property is located within the City of Brooksville Utility Department's (CBUD) first right to serve district; contact CBUD for any utility related comments.

ENGINEERING REVIEW

The subject site is located on the North side of Croom Road, approximately 730' northeast of McIntyre Road. The County Engineer has reviewed the petitioner's request and has no comments.

LAND USE REVIEW

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

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

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 Conditional Use Permit for a Second Residence Due to Medical Hardship 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. The applicant shall coordinate with the City of Brooksville for any utility upgrades.