


May 12, 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 May 12, 2025**

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For the Board's information, on May 12, 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 Friday, May 16, 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, June 11, 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 BCC would occur on the regular BCC hearing date of Tuesday, July 1, 2025, (calculated from the date of 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

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: May 12, 2025

**APPLICANT:** Rose and James Haney

**FILE NUMBER:** SE-25-03

**PURPOSE:** Special Exception Use Permit for a Private Airport Runway

**GENERAL LOCATION:** East side of White Road approximately 1,393 ft from Cortez Boulevard

**PARCEL KEY NUMBER:** 1315188

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### APPLICANT'S REQUEST:

The petitioner is seeking a Special Exception Use Permit to establish a Private-Use Airport runway on a 9.8-acre agricultural parcel. The proposed runway will span 1,230 feet in length and 50 feet in width, covering 1.4 acres of the property. It will be located along the southern side of the parcel.

The petitioner estimates that the runway will accommodate approximately 20 takeoff and landing operations per month of a small aircraft. The property is currently undeveloped, with no structures in place, and is fully enclosed by a perimeter fence. Access to the site is provided via a private driveway easement on the south side, as well as through an adjacent property on the north side, which is also owned by the petitioner.

The petitioner has received approval from the Federal Aviation Administration (FAA) for the runway. No construction is required, as the proposed turf runway will utilize the existing, well-drained grass surface, which is already suitable for the intended aviation use.

### SITE CHARACTERISTICS:

**Site Size:** 1.4 acres proposed from the total 9.8-acre parcel

**Surrounding Zoning;  
Land Uses:** North: Agriculture; Developed  
South: Agriculture; Developed  
East: Agriculture; Undeveloped  
West: Agriculture; Undeveloped

**Current Zoning:** Agriculture

**Future Land Use  
Map Designation:** Residential

**Flood Zone:** X



**UTILITIES REVIEW:**

Hernando County Utilities Department does not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. HCUD has no objection to the requested Special Exception use permit to establish a private use airport runway on the property.

**ENGINEERING REVIEW:**

The subject property is on the East side of White Road. Department Of Public Works has no Traffic issues.

**LAND USE REVIEW:**

A private Airstrip is included as a Special Exception in an Agriculture zoning district, Appendix A, Article IV, Section 6 (3) of the Hernando County Code of Ordinances.

**Minimum Building Setbacks:**

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

**Comments:** The petitioner has not indicated any new structure to be constructed for the private runway

**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 residential uses.

**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 uses may also be allowed.

**Comments:** The use of a private runway would not negatively impact the residential nature of this parcel.

**FINDINGS OF FACT:**

The requested Special Exception Use Permit for a Private Airport Runway, is appropriate based

on consistency with the Comprehensive Plan and compatibility with the surrounding land uses.

**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 approve the petitioner's requested Special Exception Use Permit for a Private Airport Runway, 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. Any building or site development will require an amendment to this Special Exception Use Permit.
3. Any conditions shall have FAA approval and communications with Brooksville-Tampa Bay Regional Airport.

**P & Z ACTION:**

On May 12, 2025, the Planning and Zoning Commission voted 4-1 to approve the petitioner's request for a Special Exception Use Permit for Private Airport Runway, 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. Any building or site development will require an amendment to this Special Exception Use Permit.
3. Any conditions shall have FAA approval and communications with Brooksville-Tampa Bay Regional Airport.