



STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 9, 2026

APPLICANT: Richard Deroxtro and Debra S. Deroxtro

FILE NUMBER: CU-26-06

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

GENERAL LOCATION: Eastern Terminus of Sandpiper Avenue

PARCEL KEY NUMBER: 01308169

APPLICANT'S REQUEST

Southern Valley Homes subsequently submitted a subdivision application on behalf of the petitioner. However, during the Board of County Commissioners hearing held on February 3, 2026, the petitioner clarified that the intent of the request was to allow his mother to reside on the property to assist with her well-being and daily activities.

Based on this clarification, the Development Services Director determined that the request would be more appropriately processed as a Conditional Use Permit rather than continuing with the subdivision application.

The petitioner has submitted a request for a Conditional Use Permit for a second residence due to medical hardship. The family's physician has recommended that the petitioners' son move into the second residence to provide for an on-site caregiver.

SITE CHARACTERISTICS

Site Size	9.9 Acres
Surrounding Zoning; Land Uses	North: AG; Agricultural South: AG; Agricultural East: AG; Agricultural West: R1C; Residential
Current Zoning:	Rural
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 are not available to this parcel.

ENGINEERING REVIEW

The subject site is located at the end of Sandpiper Avenue. The Department of Public Works Engineering has no objections to the Conditional Use of property for the purpose of 2nd residence for the purpose as described in application.

LAND USE REVIEW

Minimum Building Setbacks Required in the AG/Rural 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 Temporary security residence 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 proposed second residence shall meet the setbacks of the AG (Agricultural zoning district). The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.
4. Minimum Building Setbacks:
Front: 75'
Side: 35'
Rear: 50'
5. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.
6. The petitioner shall install a driveway apron connection in accordance with single-family residential permit requirements.
7. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.
8. The Conditional Use Permit shall expire on March 9, 2028.