

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: August 11, 2025

**APPLICANT:** Joseph and Sonja Regan

**FILE NUMBER:** SE-25-10

**PURPOSE:** Special Exception Use Permit for the Parking of Two (2) additional Commercial Vehicles

**GENERAL LOCATION:** Frontage on Sunshine Grove Road Approximately 4300 feet North of Hexam Road

**PARCEL KEY NUMBER:** 102819

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### APPLICANT'S REQUEST:

The petitioner is requesting a Special Exception Use Permit to allow the parking of two (2) additional commercial vehicles on their property. The subject site is a 4.7-acre parcel zoned AG (Agricultural). Hernando County Land Development Regulations (LDRs) allow for the parking of one commercial vehicle on an AG(Agricultural)-zoned parcel when the vehicle is operated by a legal resident of the property. However, the parking of additional commercial vehicles requires approval of a Special Exception Use Permit.

### SITE CHARACTERISTICS:

**Site Size:** 4.7 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 does not currently supply water or wastewater service to this parcel. Water service is unavailable to this parcel. There is a 16" sewer force main that runs behind the parcel. HCUD has no objection to the special exemption to allow the parking of three (3) commercial vehicles on parcel.

**ENGINEERING REVIEW:**

The County Engineer has reviewed the petitioner's request and has the following comments:

- The driveway apron will need to be paved from the edge of the travel-way on Sunshine Grove Road to the Property Line. A Right of Way use permit is required to improve driveway apron up to current county standards.

**LAND USE REVIEW:****Commercial Vehicle Requirements:**

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 two and a half (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:** The petitioner is currently allowed one vehicle on the subject site; however, as they are seeking to park three vehicles, a special exception is required. If approved, vehicles must be placed in accordance with the Hernando County Land Development Regulations.

**General Special Exception Requirements:**

A Special Exception Use Permit is an additional use that may be granted by the Planning and Zoning Commission (P&Z) in accordance with the Land Development Regulations (LDRs). As part of the review process, the Planning and Zoning Commission (P&Z) must determine that the tract of land is suitable for the proposed Special Exception Use based on its location, shape, topography, and the nature of surrounding development. The Planning and Zoning Commission (P&Z) also has the authority to assign reasonable conditions to the approval.

The Special Exception Use Permit is a land use determination only. If the permit is approved, all applicable development standards must still be met. Additionally, Special Exception Use Permits must comply with the minimum Special Exception Use General Standards as outlined in 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 two (2) vehicles would not negatively impact on the rural nature of this parcel.

**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. 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.*

*The applicant, property owner, or developer is responsible for ensuring the performance conditions established herein are provided to all contractors performing work for this project. All applications submitted for development activity on this project are expected to comply with the performance conditions established herein.*

**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 two (2) additional Commercial Vehicles 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 driveway apron will need to be paved from the edge of the travel-way on Sunshine Grove Road to the Property Line. A right of way use permit is required to improve the driveway apron up to current county standards.
3. The subject site shall be limited to the parking of two (2) additional commercial vehicles.
4. Any future expansion or changes related to the uses shall require an amendment to the Special Exception Use Permit.