



STAFF REPORT

HEARINGS: Planning & Zoning Commission: March 9, 2026
Planning & Zoning Commission: April 13, 2026

APPLICANT: Yarelis Gonzalez

FILE NUMBER: SE-26-03

PURPOSE: Special Exception Use Permit for the Parking of one (1) additional Commercial Vehicle

GENERAL LOCATION: East side of Old Crystal River Road, approximately 1,950 feet North of Lake Lindsey Road

PARCEL KEY NUMBER: 333721

APPLICANT'S REQUEST:

The petitioner is requesting a Special Exception Use Permit to allow the parking of one (1) additional commercial vehicle on the parcel. The petitioner currently has one commercial vehicle, a tractor-trailer. Approval of the Special Exception would allow her to park an additional commercial vehicle, a dump truck, on the parcel, with the intent of enabling her husband to work locally rather than over-the-road.

The subject site consists of a 5.1-acre AG (Agricultural)-zoned parcel. County Land Development Regulations (LDRs) allow the parking of one commercial vehicle on an AG-zoned parcel when the vehicle is operated by the legal residents of the property; however, a Special Exception Use Permit is required for any additional commercial vehicle.

SITE CHARACTERISTICS:

Site Size 5.1 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 (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 allowing a second semi-truck on the parcel.

ENGINEERING REVIEW:

The subject site is located on the East side of Old Crystal River Road, approximately 1,950 feet North of Lake Lindsey Road. The County Engineer has reviewed the petitioner’s request and has advised that this segment of Old Crystal River Road, north of Lake Lindsey Road, is not owned or maintained by Hernando County.

LAND USE REVIEW:

Minimum Building Setbacks:

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

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 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: This section is not intended to limit the parking of commercial vehicles and/or equipment in the AG district when the vehicles are associated with a permitted AG use on the property.

If approved, any commercial vehicle and/or equipment must meet the building setbacks of the AG(Agricultural) zoning district.

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

The Special Exception Use Permit is a land use determination only. All applicable development rules would have to be met if the permit is approved. Furthermore, Special Exception Use Permits shall be in compliance with the minimum Special Exception Use General Standards, 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 1 (one) vehicle would not negatively impact the rural nature of this parcel.

FINDINGS OF FACT:

The request for a Special Exception Use Permit for the Parking of one (1) additional Commercial Vehicle is appropriate based on the following conclusions:

1. The proposed use is compatible with the surrounding area, is not adverse to the public interest, and is consistent with the County’s adopted Comprehensive Plan with appropriate performance conditions.

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. 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 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 (1) one additional Commercial Vehicle 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 subject site shall be limited to the parking of (1) one additional commercial vehicle.
3. Any future expansion or changes related to the uses shall require an amendment to the Special Exception Use Permit.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On March 9, 2026, the Planning and Zoning Commission voted 5-0 to postpone the petitioner’s request for a Special Exception Use Permit for the Parking of (1) one additional Commercial Vehicle to a date uncertain.