

February 9, 2026

MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners

VIA: Jeffrey Rogers, County Administrator
County Administrator's Office

FROM: Cesar Omar DePablo, Development Services Director

SUBJECT: Conditional Use Actions by the Planning and Zoning Commission on February 9, 2026

For the Board's information, on February 9, 2026, the Planning and Zoning Commission (P&Z) held a duly advertised public hearing to consider an advertised request for a Conditional Use Permit(s). Attached to this memorandum is (are) the staff report(s) and action(s) of the P&Z on the Conditional Use Permit request(s) at that scheduled public hearing.

A notification letter was sent on Wednesday, February 11, 2026, to inform the petitioner(s) of the P&Z action(s). According to Appendix A, Zoning, Article V, Section 4(F) of the Hernando County Code of Ordinances, the Board of County Commissioners, by a majority vote, may decide to review any conditional use permit 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, March 11, 2026, the P&Z decision shall be deemed final and subject only to review by the circuit court.

The review of decision by the BCC would occur on the regular BCC hearing date of Tuesday, April 7, 2026. "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

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025



STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 9, 2026

APPLICANT: Robert B and Antoinette Creekmore

FILE NUMBER: CU-26-01

REQUEST: Conditional Use Permit for a Temporary Security Residence

GENERAL LOCATION: Northern terminus of Rim Rock Drive and Wheystone Drive

PARCEL KEY NUMBER: 759922

APPLICANT'S REQUEST

The petitioner is requesting approval of a Conditional Use Permit to allow the use of a Recreational Vehicle (RV) as a temporary security residence. The Petitioner is requesting to stay on site while they build their family home.

SITE CHARACTERISTICS

Site Size	3.4 Acres
Surrounding Zoning; Land Uses	North: Conservation; Conservation South: Right-of-Way (ROW)/R1C; Residential East: R1C; Residential West: R1C; Residential
Current Zoning:	Residential
Future Land Use Map Designation:	Rural

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025

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. HCUD has no objection to allowing an RV on the parcel while the home is being built.

ENGINEERING REVIEW

The subject site is located at the Northern terminus of Rim Rock Drive and Wheystone Drive. Driveway apron connection must be installed as required with single family residential permit requirements.

LAND USE REVIEW

Minimum Building Setbacks Required in the R1C/Residential District:

- Front: 25'
- Side: 10'
- Rear: 20'

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.

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025

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. No attachments or other structures shall be erected on the property or attached to the RV.
3. The proposed RV shall meet the setbacks of the R1A (Residential) zoning district.
Front: 25'
Side: 10'
Rear: 20'
4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.
5. The petitioner shall install a driveway apron connection in accordance with single-family residential permit requirements.
6. 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.
7. The Conditional Use Permit shall expire on February 9, 2027.

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025

PLANNING AND ZONING COMMISSION RECOMMENDATION:

On February 9, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioners request for 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. No attachments or other structures shall be erected on the property or attached to the RV.
3. The proposed RV shall meet the setbacks of the R1A (Residential) zoning district.
Front: 25'
Side: 10'
Rear: 20'
4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.
5. The petitioner shall install a driveway apron connection in accordance with single-family residential permit requirements.
6. 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.
7. The Conditional Use Permit shall expire on February 9, 2027.

P&Z CONDITIONAL USE RESULTS FROM P&Z DATE, 2025



STAFF REPORT

HEARINGS: Planning & Zoning Commission: February 9, 2026

APPLICANT: Mary Roland

FILE NUMBER: CU-26-02

REQUEST: Conditional Use Permit for a Second Residence Due to Medical Hardship and Damage of Permanent Structure Due to Hurricane Milton

GENERAL LOCATION: North side of Standish Road approximately 850 feet from Cortez Blvd

PARCEL KEY NUMBER: 100955

APPLICANT'S REQUEST

The petitioner is requesting a Conditional Use Permit for a second residence on the property due to medical hardship and the need to complete repairs resulting from Hurricane Milton in October 2024.

During Hurricane Milton, the petitioner's primary residence sustained significant damage. In response, the petitioner obtained a second mobile home through FEMA (Federal Emergency Management Agency). FEMA placed this mobile home on the property in approximately April 2025, in its current location near or at the property line. The petitioner is requesting a deviation from the 25-foot front setback to keep the mobile home in this location. FEMA has authorized the petitioner to maintain the mobile home on the premises.

Additionally, the petitioner's family physician has recommended that the petitioner's husband reside in the ADA-compliant mobile home to accommodate his medical needs.

SITE CHARACTERISTICS

Site Size .03 Acres
Surrounding Zoning;

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Land Uses	North: R1A; Residential South: (ROW)/R1A; Right-of-Way, Residential East: R1A; Residential West: R1A; Residential
Current Zoning:	Residential
Future Land Use Map Designation:	Residential

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water is available to this parcel; wastewater service is not available. HCUD has no objection to allow a second residence (RV) on the property to take care of a family member, subject to Health Department approval of any upgrades that may be required for the existing onsite sewage treatment and disposal system.

Comment: The petitioner shall coordinate with the Hernando County Health Department to obtain approval for any required upgrades to the existing onsite sewage treatment and disposal system.

ENGINEERING REVIEW

The subject site is located on the North side of Standish Street Road Approximately 850 feet from Cortez Blvd. The Hernando County Department of Public Works and Engineering have no objections to the conditional use. No parking is permitted in the right of way by ordinance. GIS mapping shows parking in right of way is occurring, this must stop or be subject to enforcement.

LAND USE REVIEW

Minimum Building Setbacks Required in the R1A(Residential) District:

- Front: 25 ' Petitioner is requesting a Deviation to 5'
- Side: 10'
- Rear: 20'

Comments: The petitioner has requested a setback deviation based on the placement of the trailer by FEMA. However, the requested deviation cannot be granted under the provisions of the Conditional Use Permit. The petitioner shall either relocate the FEMA trailer from its current location to comply with required setbacks or obtain an approved Variance authorizing the setback deviation.

A conditional use permit is intended to be used as a special permit which temporarily allows uses

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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 and storm damage with the following performance conditions:

8. 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.
9. The petitioner shall either move the FEMA trailer from it's current location or Obtain an approved Variance requesting the setback deviation.
10. The petitioner shall either relocate the FEMA trailer from its current location to comply with required setbacks or obtain an approved **Variance** authorizing the setback deviation.
11. The petitioner shall coordinate with the Hernando County Health Department to obtain approval for any required upgrades to the existing onsite sewage treatment and disposal system.
12. The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.
13. Parking within the public right-of-way is prohibited by ordinance.

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14. The conditional use permit shall expire on February 9, 2028.

PLANNING AND ZONING COMMISSION RECOMMENDATION

On February 9, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioners request for a Conditional Use Permit for a Second Residence Due to Medical Hardship and storm damage 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 either move the FEMA trailer from it's current location or Obtain an approved Variance requesting the setback deviation.
3. The petitioner shall either relocate the FEMA trailer from its current location to comply with required setbacks or obtain an approved **Variance** authorizing the setback deviation.
4. The petitioner shall coordinate with the Hernando County Health Department to obtain approval for any required upgrades to the existing onsite sewage treatment and disposal system.
5. The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.
6. Parking within the public right-of-way is prohibited by ordinance.
7. The conditional use permit shall expire on February 9, ~~2028~~.
8. The conditional use permit shall expire on February 9,2027.