



## STAFF REPORT

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**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

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### 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

<b>Site Size</b>	.03 Acres
<b>Surrounding Zoning; Land Uses</b>	North: R1A; Residential South: (ROW)/R1A; Right-of-Way, Residential East: R1A; Residential West: R1A; Residential
<b>Current Zoning:</b>	Residential
<b>Future Land Use Map Designation:</b>	Residential

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## 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 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:

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.