



STAFF REPORT

HEARINGS: Planning & Zoning Commission: June 8, 2026

APPLICANT: Ronald J. Pollack and Nathan Pollack

FILE NUMBER: CU-26-07

REQUEST: Conditional Use Permit for a Temporary Structure

GENERAL LOCATION: North side of Richbarn Road, East side of Rockbay Road at the intersection of Richbarn Road and Rockbay Road

PARCEL KEY NUMBER: 1356286

APPLICANT'S REQUEST

The applicant is requesting a Conditional Use Permit to allow a temporary second residence on the property in the form of an auxiliary modular building. The proposed structure will be connected to the existing residence, which is also a modular/mobile home, by means of a deck connection.

The applicant has indicated that the request is necessary due to the owner's disability and the need for additional on-site family support. The additional dwelling unit would provide living accommodations for family members assisting with the care of the applicant and four children residing at the property. According to the applicant, the existing residence alone does not provide adequate living space to accommodate the household's needs.

SITE CHARACTERISTICS

Site Size	5.50 Acres
Surrounding Zoning; Land Uses	North: AG(Agricultural); Single Family South: AG(Agricultural); Vacant East: AG(Agricultural); Vacant West: AG(Agricultural); Single Family
Current Zoning:	AG(Agricultural)
Future Land Use Map Designation:	Rural

UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently provide water or wastewater service to this parcel, and such services are not available at this location. HCUD has no objection to the placement of a second mobile home on the property for the purpose of caring for a family member.

ENGINEERING REVIEW

The subject property is located on the north side of Richbarn Road, on the east side of Rockbay Road, at the intersection of Richbarn Road and Rockbay Road. The Department of Public Works, through the County Engineer, has provided the following comment: Access to Rockbay Road may continue; however, no additional access points are permitted.

LAND USE REVIEW

Minimum Building Setbacks Required in the AG (Agricultural) 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 Conditional Use Permit for a Second Residence Due to Medical Hardship 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 conditional use permit shall expire on June 8, 2028.