

September 8, 2025

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 September 8, 2025**

For the Board's information, on September 8, 2025, 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, September 10, 2025, 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, October 8, 2025, (calculated from the date of the P&Z decision), 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, November 4, 2025, (calculated from the date of the P&Z decision). "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: September 8, 2025

APPLICANT: Blaire Hottinger

FILE NUMBER: CU-25-04

REQUEST: Conditional Use Permit for a Temporary Structure

GENERAL LOCATION: North side of Ridge Road approximately 382 feet from Nightwalker Road

PARCEL KEY NUMBER: 983984

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 residence. This request arises from unforeseen complications with the delivery and installation of a mobile home. Initially, the petitioner contracted with a mobile home company to place a home on the vacant lot. Despite multiple communications and assurances, the company dismantled the mobile home but failed to deliver it to the intended site. The mobile home remained on the contractor's lot and was never transported as agreed. To resolve the situation, the petitioner hired a second mobile home company to retrieve the home; however, upon arrival, the mobile home was no longer present on the contractor's lot. The petitioner had already paid a deposit to the original company and was unable to obtain a refund. As a result, financial constraints prevented the immediate purchase of another mobile home. In the interim, the petitioner secured an RV to serve as temporary housing while a long-term solution was pursued. The RV was initially intended for short-term use until a new mobile home was delivered, but due to the ongoing circumstances, it is now needed as a residence until a new unit can be acquired and installed.

SITE CHARACTERISTICS

Site Size: 0.56 acres

Surrounding Zoning;

Land Uses: North: R1A (Residential) / Lake
South: R1A (Residential)

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

East: R1A (Residential)

West: R1A (Residential)

Current Zoning: R1A (Residential)

**Future Land Use
Map Designation:** Residential

UTILITIES REVIEW

The 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 allow resident to reside in RV on parcel until a mobile home is placed on the parcel.

Comment: The parcel has onsite well and septic, which is permitted through the Hernando County Health Department

ENGINEERING REVIEW

The site is located on the North side of Ridge Road approximately 382 feet from Nightwalker Road. The Engineering Department has reviewed the request and indicated that a driveway apron is required to be installed at Indian Trail Road. Driveway apron must meet the requirements of Hernando County Facility Design Guideline IV-26. The petitioner must obtain a Right of Way Use permit to install driveway apron.

LAND USE REVIEW

Minimum Building Setbacks Required in the R1A (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 **Error! Reference source not found.** for a period of up to two (2) year 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. 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. 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.
6. The Conditional Use Permit shall expire on September 8, 2027.

PLANNING AND ZONING COMMISSION ACTION

On September 8, 2025, the Planning and Zoning Commission voted 4-0 to approve the petitioner's request for a for a period of up to two (2) year 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. No attachments or other structures shall be erected on the property or attached to the RV.

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

3. The proposed RV shall meet the setbacks of the R1A (Residential) zoning district.
Front: 25'
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4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.
5. 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.
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