

March 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  
March 9, 2026**

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For the Board's information, on March 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, March 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, April 8, 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, May 5, 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

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

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**STAFF REPORT**

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**HEARINGS:** Planning & Zoning Commission: March 9, 2026

**APPLICANT:** Robert Best

**FILE NUMBER:** CU-26-03

**REQUEST:** Conditional Use Permit for a Temporary Security Residence

**GENERAL LOCATION:** End of Circle Drive

**PARCEL KEY NUMBER:** 94365

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**APPLICANT'S REQUEST**

The petitioner is requesting approval of a Conditional Use Permit for a Temporary Structure to allow the use of a Recreational Vehicle (RV) as a temporary security residence and storage building. The Petitioner currently does not have a residence and is requesting to stay on site while they build his family home.

According to Appendix A, Article I, Section 3, Paragraph 129 of the Hernando County Code of Ordinance, a "structure" is defined as "any combination of materials fabricated to fulfill a function in a fixed location on the land includes buildings and signs."

**SITE CHARACTERISTICS**

<b>Site Size</b>	.2 Acres
<b>Surrounding Zoning; Land Uses</b>	North: R1A; Residential South: R1A; Residential East: River/ R1A; River / Residential West: R1A; Residential
<b>Current Zoning:</b>	Residential

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

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**Future Land Use  
Map Designation:**

Residential

### **UTILITIES REVIEW**

Hernando County Utilities Department (HCUD) currently supplies water and wastewater service to this parcel. HCUD has no objection to the conditional use to allow security and storage building while the home is being built on parcel.

### **ENGINEERING REVIEW**

The subject site is located at the end of Circle Drive. A driveway apron meeting the requirements of Hernando County Facility Design Guidelines will be required in conjunction with the single-family residential permit.

### **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**

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### **STAFF RECOMMENDATION:**

It is recommended that the Planning and Zoning Commission determine whether a Recreational Vehicle (RV) qualifies as a structure; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Temporary Structure for a Recreational Vehicle (RV) as 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 obtain water and sewer from the Hernando County Utilities Department.
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 March 9, 2027.

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

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### **PLANNING AND ZONING ACTON:**

On March 9, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioners request for a Conditional Use Permit Vehicle (RV) qualifies as a structure; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for a Temporary Structure for a Recreational Vehicle (RV) as 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 obtain water and sewer from the Hernando County Utilities Department.
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 March 9, 2027.

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

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**STAFF REPORT**

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**HEARINGS:** Planning & Zoning Commission: March 9, 2026

**APPLICANT:** Richard Deroxtro and Debra S. Deroxtro

**FILE NUMBER:** CU-26-06

**REQUEST:** Conditional Use Permit for a Second Residence Due to Medical Hardship

**GENERAL LOCATION:** Eastern Terminus of Sandpiper Avenue

**PARCEL KEY NUMBER:** 01308169

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**APPLICANT'S REQUEST**

Southern Valley Homes subsequently submitted a subdivision application on behalf of the petitioner. However, during the Board of County Commissioners hearing held on February 3, 2026, the petitioner clarified that the intent of the request was to allow his mother to reside on the property to assist with her well-being and daily activities.

Based on this clarification, the Development Services Director determined that the request would be more appropriately processed as a Conditional Use Permit rather than continuing with the subdivision application.

The petitioner has submitted a request for a Conditional Use Permit for a second residence due to medical hardship. The family's physician has recommended that the petitioners' son move into the second residence to provide for an on-site caregiver.

**SITE CHARACTERISTICS**

<b>Site Size</b>	9.9 Acres
<b>Surrounding Zoning; Land Uses</b>	North: AG; Agricultural South: AG; Agricultural

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

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	East:	AG; Agricultural
	West:	R1C; Residential
<b>Current Zoning:</b>		Rural
<b>Future Land Use Map Designation:</b>		Rural

### 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.

### ENGINEERING REVIEW

The subject site is located at the end of Sandpiper Avenue. The Department of Public Works Engineering has no objections to the Conditional Use of property for the purpose of 2<sup>nd</sup> residence for the purpose as described in application.

### LAND USE REVIEW

Minimum Building Setbacks Required in the AG/Rural 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.*

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

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### 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:

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 remove the second residence upon expiration of the permit, or when the hardship no longer exists.
10. The proposed second residence shall meet the setbacks of the AG (Agricultural zoning district). The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.
11. Minimum Building Setbacks:  
Front: 75'  
Side: 35'  
Rear: 50'
12. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.
13. The petitioner shall install a driveway apron connection in accordance with single-family residential permit requirements.
14. 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.
15. The Conditional Use Permit shall expire on March 9, 2028.

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

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### **PLANNING AND ZONING ACTON:**

On March 9, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioners request for a 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. The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.
3. The proposed second residence shall meet the setbacks of the AG (Agricultural zoning district). The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.
4. Minimum Building Setbacks:  
Front: 75'  
Side: 35'  
Rear: 50'
5. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.
6. The petitioner shall install a driveway apron connection in accordance with single-family residential permit requirements.
7. 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.
8. The Conditional Use Permit shall expire on March 9, 2028.