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1 DWELLINGS WITH ALLOWABLE ADMISTRATIVE OFFICIAL APPROVAL;  
2 PROVIDING FOR THE DURATION OF PERMITS FOR TEMPORARY  
3 SECOND DWELLINGS AND TEMPORARY SECURITY DWELLINGS WITH  
4 ALLOWABLE ADMISTRATIVE OFFICIAL APPROVAL; PROVIDING FOR  
5 RENEWAL OF PERMITS WITHIN THE SPECIFIED TIME FRAME;  
6 PROVIDING FOR REMOVAL OF PERMITS FOR TEMPORARY SECOND  
7 DWELLINGS AND TEMPORARY SECURITY DWELLINGS WITH  
8 ALLOWABLE ADMISTRATIVE OFFICIAL APPROVAL UPON  
9 OCCURRENCE OF SPECIFIED EVENT(S); AMENDING NOTICE  
10 REQUIREMENTS OF PUBLIC HEARINGS TO CORRECT CAPITALIZATION;  
11 PROVIDING FOR THE DEFINITION OF EXTREME PERSONAL HARDSHIP;  
12 PROVIDING FOR CIRCUMSTANCES OF EXTREME PERSONAL HARDSHIP  
13 SUCH AS DAMAGE OR DESTRUCTION OF A PRIMARY RESIDENCE AND  
14 THE NEED FOR MEDICAL CAREGIVERS, AND ESTABLISHING  
15 REQUIREMENTS RELATED THERETO; PROVIDING FOR SEVERABILITY;  
16 PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE  
17 REPEAL OF CONFLICTING PROVISIONS; AND PROVIDING FOR AN  
18 EFFECTIVE DATE.

19 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**  
20 **COMMISSIONERS OF HERNANDO COUNTY:**

21 **Section 1. Amendment of Hernando County Conditional Use Permits in Any**  
22 **Zoning District with Planning and Zoning Commission Approval.** Hernando County Code of

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1 Ordinances, Appendix A, Article V, Section 4, Paragraph A is amended, and its subsections are  
2 renumbered accordingly, to read as follows:

3 A. *Conditional use allowable in any zoning district with planning and zoning commission*  
4 *approval:*

5 (1) Temporary real estate sales office exclusively for real estate sales of property in a  
6 developing subdivision.

7 ~~(2) Temporary second principal building on one lot of record in cases of extreme~~  
8 ~~personal hardship.~~

9 (2) (3) Temporary structures, other than those permitted by the administrative official  
10 pursuant to paragraph C. below.

11 (3) (4) Temporary uses, other than those permitted by the administrative official pursuant  
12 to paragraph C. below, or as accessory uses and structures in all commercial  
13 districts.

14 ~~(5) Seasonal sales of plants or plant materials which are not accessory to churches,~~  
15 ~~schools or fraternal organizations as principal uses of property.~~

16 (4) (6) Uses allowable by special exception use permit.

17 **Section 2. Amendment of Hernando County Conditional Use Permits Allowable**  
18 **with Administrative Official Approval.** Hernando County Code of Ordinances, Appendix A,  
19 Article V, Section 4, Paragraph C, Subsection (5) is renumbered as Subsection (7), and Subsection  
20 (5) and Subsection (6) are added to Paragraph C to read as follows:

21 C. *Conditional use permits allowable with administrative official approval:*

22 ...

1           (5) A temporary second dwelling unit may be approved on one lot of record in cases of  
2           extreme personal hardship.

3           (a) Definition of Extreme Personal Hardship.

4           Extreme personal hardship is defined in Appendix A, Article I, Section 3, and  
5           may include circumstances such as:

6           1. Damage or Destruction of a Primary Residence.

7           When a primary dwelling has been damaged or destroyed by fire, hurricane,  
8           or other natural disaster to the extent that such dwelling is rendered  
9           uninhabitable, as determined by local code enforcement officials,  
10           inspectors, or other state or local governmental authority, and is to be rebuilt  
11           or repaired.

12           2. Medical Caregiver.

13           When the property owner or a family member related by blood or marriage  
14           residing therein (“care receiver”) becomes infirm, terminally ill, or disabled  
15           and requires daily onsite medical care and supervision, subject to the  
16           following additional requirements:

17           a. Residency Requirements.

18           The caregiver and care receiver must reside on the property on a full-  
19           time basis during the period prescribed herein. Occupants of the  
20           temporary dwelling unit shall be restricted to the caregiver and their  
21           immediate family members, including, but not limited to, the caregiver’s  
22           spouse or partner and minor children.

1                   b. Medical Documentation.

2                   A signed letter from a Florida-licensed medical doctor, including the  
3                   provider's medical license number, stating the requirement for daily  
4                   onsite medical care and supervision of the care receiver must accompany  
5                   the application for recognition of hardship under this section. Final  
6                   determination regarding the validity of the medical documentation shall  
7                   be made by the Administrative Official or designee.

8                   (b) Applicable Zoning Districts.

9                   A temporary dwelling unit may be permitted in any residential, agricultural, or  
10                  agricultural/residential zoned district.

11                  (c) Permitted Types of Temporary Dwelling Units.

12                  A temporary dwelling unit may include a mobile home or recreation vehicle  
13                  (RV). Final determination regarding the appropriateness of the proposed  
14                  temporary dwelling unit shall be made by the Administrative Official or  
15                  designee.

16                  (d) Approval Authority and Duration.

17                  A temporary second dwelling unit may be approved by the Administrative  
18                  Official or designee for a period of up to two (2) years. The temporary permit  
19                  may be renewed upon demonstration that such extreme personal hardship  
20                  continues to exist. In no event shall a temporary dwelling unit in this section  
21                  exceed a total duration of ten (10) years.

22                  (6) A temporary security dwelling unit may be approved on one lot of record when the

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1           primary dwelling unit building permit has been submitted to the County and/or the  
2           primary dwelling is actively under construction.

3           (a) *Applicable Zoning Districts.*

4           A temporary security dwelling unit may be permitted in any residential,  
5           agricultural, or agricultural/residential zoned district.

6           (b) *Permitted Types of Temporary Dwelling Units.*

7           A temporary security dwelling unit may include a mobile home or recreational  
8           vehicle (RV). Final determination regarding the appropriateness of the proposed  
9           temporary security dwelling unit shall be made by the Administrative Official  
10           or designee.

11           (c) *Approval Authority and Duration.*

12           A temporary security dwelling unit may be approved by the Administrative  
13           Official or designee for a period up to one (1) year. The temporary permit may  
14           be renewed in six (6)-month intervals until such time as the building or  
15           construction of the primary dwelling is completed. Notwithstanding the period  
16           granted on the temporary permit, the temporary security dwelling shall be  
17           removed from the property within thirty (30) days of the issuance of a  
18           Certificate of Occupancy (C.O.), or no later than thirty (30) days after  
19           conclusion of the activity for which the temporary permit was issued, whichever  
20           occurs first.

21           (7) ~~(5)~~ The administrative official may approve the placement of temporary shelters on  
22           residential properties following a declared state of emergency in the manner

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1 provided therefore in Hernando County Code, Appendix A, Article III, Section  
2 3(E)(6), as it may be amended.

3 **Section 3. Amendment of Hernando County Conditional Use Permits Notice**  
4 **Requirements of Public Hearing.** Hernando County Code of Ordinances, Appendix A, Article V,  
5 Section 4, Paragraph D, Subsection (5)(a) is amended to read as follows:

6 D. *Application procedure for conditional uses that require planning and zoning commission*  
7 *approval:*

8 ...

9 (5) Notice requirements for public:

10 (a) If a public hearing before the planning and zoning commission or Bboard of  
11 County Commissioners is required or requested by appeal hereunder, upon  
12 fixing a date for the public hearing the applicant shall provide sign notice by  
13 posting the property with a public notice sign as supplied by the planning  
14 department. The notice shall be posted in a conspicuous location at the front lot  
15 line at least ten (10) days prior to the scheduled hearing date. It is the  
16 responsibility of the applicant to ensure that the sign(s) are appropriately posted  
17 and remain on the property during the public hearing process in a legible  
18 condition. If the condition of the sign(s) deteriorate through the process, it shall  
19 be the responsibility of the applicant to repost the property at no cost to the  
20 county. Failure to maintain the signs in accordance with this section may result  
21 in a delay of the public hearing process. The applicant shall be responsible for  
22 removal of the sign(s) within ten (10) days of the date the decision on the

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1 applicant's application becomes final or the date of appeal of a commission or  
2 governing body decision for judicial determination, whichever comes first.  
3 Failure to timely remove any such sign(s) is prohibited.

4 ...

5 **Section 4. Amendment of Hernando County Definitions.** Hernando County Code of  
6 Ordinances, Appendix A, Article I, Section 3, Paragraph 49 is redesignated as Paragraph 50 and  
7 subsequent paragraphs are renumbered accordingly, and a new Paragraph 49 is added to read as  
8 follows:

9 The words defined below are words which have special or limited meanings as used in this  
10 ordinance and might not otherwise be clear. Words whose meaning is self-evident as used in this  
11 ordinance are not defined here. Words used in the present tense shall include the future; the  
12 singular includes the plural, and vice versa; the word "shall" is mandatory; the word "may" is  
13 permissive.

14 ...

15 49. *Extreme Personal Hardship: An extreme special or specified circumstance that:*

- 16 (1) is not the result of the property owner's actions;  
17 (2) is not the result of any actions of the property owner's predecessors in interest,  
18 which shall be considered a self-acquired hardship;  
19 (3) is beyond the property owner's control; and  
20 (4) eliminates any economically viable use of the parcel.

21 ...

22 **Section 5. Severability.** It is declared to be the intent of the Board of County

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1 Commissioners that if any section, subsection, clause, sentence, phrase, or provision of this  
2 ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect  
3 the validity of the remaining portions of this ordinance.

4 **Section 6. Inclusion in the Code.** It is the intention of the Board of County  
5 Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this  
6 Ordinance shall become and be made a part of the Code of Ordinances of Hernando County,  
7 Florida. To this end, the sections of this Ordinance may be renumbered or relettered to accomplish  
8 such intention, and that the word “ordinance” may be changed to “section,” “article,” or any other  
9 appropriate designation.

10 **Section 7. Conflicting Provisions Repealed.** All ordinances or parts of ordinances in  
11 conflict with the provisions of this ordinance are hereby repealed.

12 **Section 8. Effective Date.** This ordinance shall take effect immediately upon receipt of  
13 official acknowledgment from the office of the Secretary of State of Florida that this ordinance  
14 has been filed with said office.

15 **BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**  
16 **HERNANDO COUNTY** in Regular Session this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

17 **BOARD OF COUNTY COMMISSIONERS**  
18 **HERNANDO COUNTY, FLORIDA**

19  
20  
21 Attest: \_\_\_\_\_ By: \_\_\_\_\_  
22 **Douglas A. Chorvat, Jr.** **Jerry Campbell**  
23 **Clerk of Circuit Court & Comptroller** **Chairman**  
24

25 Approved for Form and Legal Sufficiency

26 *Natasha López Perez*  
27 \_\_\_\_\_  
28 County Attorney's Office