

June 8, 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 June 8, 2026**

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For the Board's information, on June 8, 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, June 10, 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, July 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, August 4, 2026. "Public notice" shall be in compliance with local and state regulations. 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 JUNE 08, 2026**

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**STAFF REPORT**

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**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

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**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**

<b>Site Size</b>	5.50 Acres
<b>Surrounding Zoning; Land Uses</b>	North: AG(Agricultural); Single Family
	South: AG(Agricultural); Vacant
	East: AG(Agricultural); Vacant
	West: AG(Agricultural); Single Family

## P&Z CONDITIONAL USE RESULTS FROM JUNE 08, 2026

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**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.*

## **P&Z CONDITIONAL USE RESULTS FROM JUNE 08, 2026**

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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 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.

### **PLANNING AND ZONING COMMISSION RECOMMENDATION:**

On June 8, 2026, the Planning and Zoning Commission voted 5-0 to approve the petitioners request for a Conditional Use Permit for a second residence due to a 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.