

December 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 December 8, 2025**

---

For the Board's information, on December 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, December 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, January 7, 2026, (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, February 3, 2026, (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 DECEMBER 8, 2025



### STAFF REPORT

---

**HEARINGS:** Planning & Zoning Commission: November 10, 2025

**APPLICANT:** Pamela J. Merrill

**FILE NUMBER:** CU-25-06

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

**GENERAL LOCATION:** North side of Croom Road, approximately 730' northeast of McIntyre Road

**PARCEL KEY NUMBER:** 1250256

---

#### APPLICANT'S REQUEST

The petitioner has submitted a request for a second residence due to medical hardship. The applicant wishes to have a second mobile home on the subject site.

#### SITE CHARACTERISTICS

<b>Site Size</b>	4.3 Acres
<b>Surrounding Zoning; Land Uses</b>	North: AG; existing residential South: AG; existing residential East: AG; existing residential West: AR; existing residential
<b>Current Zoning:</b>	AG
<b>Future Land Use Map Designation:</b>	Residential

## **P&Z CONDITIONAL USE RESULTS FROM DECEMBER 8, 2025**

### **UTILITIES REVIEW**

This property is located within the City of Brooksville Utility Department's (CBUD) first right to serve district; contact CBUD for any utility related comments.

### **ENGINEERING REVIEW**

The subject site is located on the North side of Croom Road, approximately 730' northeast of McIntyre Road. The County Engineer has reviewed the petitioner's request and has no comments.

### **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 Concurrence. 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:

## **P&Z CONDITIONAL USE RESULTS FROM DECEMBER 8, 2025**

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 November 10, 2027
4. The applicant shall coordinate with the City of Brooksville for any utility upgrades.

### **PLANNING AND ZONING COMMISSION ACTION**

On November 10, 2025, the Planning and Zoning Commission voted 5-0 to postpone the petitioner's request for a Conditional Use Permit for a Second Residence Due to Medical Hardship to a future hearing date to be determined. As the application was postponed due to the application being insufficient, the applicant will not be required to pay for any readvertising costs.

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

On December 8, 2025, the Planning and Zoning Commission voted 4-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request t 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 November 10, 2027
4. The applicant shall coordinate with the City of Brooksville for any utility upgrades.

## P&Z CONDITIONAL USE RESULTS FROM DECEMBER 8, 2025



### STAFF REPORT

---

**HEARINGS:** Planning & Zoning Commission: December 8, 2025

**APPLICANT:** Christy Halbert and Troy Sweat

**FILE NUMBER:** CU-25-13

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

**GENERAL LOCATION:** East side of Myers Road approximately 2726 feet from Church Road

**PARCEL KEY NUMBER:** 1262582

---

#### APPLICANT'S REQUEST

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

#### SITE CHARACTERISTICS

<b>Site Size</b>	9.6 Acres
<b>Surrounding Zoning; Land Uses</b>	North: AG (Agricultural) South: AG (Agricultural) East: AG (Agricultural) West: AG (Agricultural)
<b>Current Zoning:</b>	AG (Agricultural)
<b>Future Land Use Map Designation:</b>	Rural

## **P&Z CONDITIONAL USE RESULTS FROM DECEMBER 8, 2025**

### **UTILITIES REVIEW**

Hernando County Utilities Department 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 the conditional use to allow a second residence on property to care for family member.

### **ENGINEERING REVIEW**

The subject site is located east on Meyers Road approximately 2726' from Church Road. The County Engineer has reviewed the petitioner's request and has no comments.

### **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 Concurrence. 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

## **P&Z CONDITIONAL USE RESULTS FROM DECEMBER 8, 2025**

Conditional Use Permit for a Second Residence Due to Medical Hardship with the following performance conditions:

5. 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.
6. The petitioner shall remove the second residence upon expiration of the permit, or when the hardship no longer exists.
7. The conditional use permit shall expire on November 10, 2027

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

On December 8, 2025, the Planning and Zoning Commission voted 5-0 to approve the petitioner's request 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 November 10, 2027