

## STAFF REPORT

---

**HEARINGS:** Planning & Zoning Commission August 12, 2024

**APPLICANT:** Ryan Goodwin

**FILE NUMBER:** CU-24-08

**REQUEST:** Conditional Use Permit for a Temporary Security Residence Associated with the Construction of a House

**GENERAL LOCATION:** Corner of Brice Drive and Snow Hill Road.

**PARCEL KEY NUMBER:** 425356

---

### APPLICANT'S REQUEST

The applicant is requesting approval to place a second residence on their property, specifically an RV, to provide security and monitoring of their home during construction. There is an existing well and pole barn on the property.

### SITE CHARACTERISTICS

**Site Size:** 2.5 acres

**Surrounding Zoning & Land Uses:** North: AG; Single Family  
South: AR; Single Family  
East: AR; Single Family  
West: AR; Single Family

**Current Zoning:** AR (Agricultural/Residential)

**Future Land Use Map Designation:** Rural

### LAND USE REVIEW

Minimum Building Setbacks Required in the AR (Agricultural/Residential) District:

- Front: 50'
- Side: 10'
- Rear: 35'

**Comments:** 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 use has been discontinued.

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.*

## 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 one (1) 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. Please be advised that soil and habitat are suitable for gopher tortoise. Care should be taken to avoid gopher tortoise burrows while setting up the RV.
4. The proposed RV shall meet the setbacks of the AR/ (Agricultural/Residential) zoning district.
  - Front: 50'
  - Side: 10'
  - Rear: 35'
5. Water shall be provided from the main house via hookup and septage shall be emptied and disposed of at a Health Department approved location.
6. The Conditional Use Permit shall expire on August 12, 2025.