



## 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
<b>Future Land Use Map Designation:</b>	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.*

**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.