

**STAFF REPORT**

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**HEARINGS:** Planning & Zoning Commission: July 11, 2022

**APPLICANT:** Mike & Cheryl Thomas

**FILE NUMBER:** CU-22-07

**REQUEST:** Conditional Use Permit for a Second Residence

**GENERAL**

**LOCATION:** East side of Old Crystal River Road, approximately 700' south of Our Road

**PARCEL KEY**

**NUMBER:** 348056

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**APPLICANT’S REQUEST:**

The petitioner has submitted a request for a Conditional Use Permit for a Second Residence to aid their elderly mother who is in need of daily assistance. The petitioner has indicated that the second residence would consist of an 8'x26' RV which will be connected to the property’s existing well and septic.

**SITE CHARACTERISTICS:**

**Site Size:** 0.65 acres

**Surrounding Zoning & Land Uses:**

North: AR; Single Family Home  
South: CV; Undeveloped  
East: CV; Undeveloped  
West: AR, AG; Single Family Home

**Current Zoning:** AG/(Agricultural)

**Future Land Use Map Designation:** Rural

**Flood Zone:** C

**UTILITIES REVIEW:**

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. HCUD has no objection to the request subject to Health Department approval of any Onsite Sewage Treatment and Disposal System upgrades that might be required due to increased use.

**ENGINEERING & TRANSPORTATION REVIEW:**

The County Engineer has reviewed the petitioner’s request and indicated no traffic related concerns.

**LAND USE REVIEW:**

The minimum setbacks in the AR-2/(Agricultural Residential-2) district are as follows. The RV, when installed, shall be required to meet the minimum building setbacks for the zoning district.

Minimum Building Setbacks:

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

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 has the ability to 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 RECOMMENDATIONS:**

It is recommended that the Planning and Zoning Commission approve the request for a Conditional Use Permit for a Second Residence for a period of up to two (2) years 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. The newly placed RV shall meet the following minimum setbacks of the AR-2/ (Agricultural Residential-2) district:
  - Front: 50'
  - Side: 10'
  - Rear: 35'
3. The petitioner shall be responsible for meeting all Florida Department of Health requirements for the new septic tank and well to be located on the site.
4. The Conditional Use Permit shall expire on July 11, 2024