

CONDITIONAL USE PERMIT CU-24-04

STAFF REPORT

RECOMMENDATIONS/ACTIONS

STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION

APRIL 1, 2024

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 Temporary Security Residence with the Construction of a Home, for a period of up to one (1) year with performance conditions listed in **Appendix A** of this Staff Report.

STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 13, 2024

APPLICANT: Michelle Melady and Brian Ramsey

FILE NUMBER: CU-24-04

REQUEST: Conditional Use Permit for a Temporary Security Residence with the Construction of a Home

GENERAL LOCATION: South side of Thames Ave, approximately 1,200' east of Downing Street

PARCEL KEY NUMBER: 418444

APPLICANT'S REQUEST

The petitioner is requesting a Conditional Use Permit for a Temporary Security Residence, in order to provide security and monitoring of their home during construction. The petitioner has indicated they will utilize an RV as a security residence during the duration of the home's construction and a 10'x20' shed will also be placed on the property for building supplies. Proper water and septic utilities will be provided to meet County standards.

SITE CHARACTERISTICS

Site Size: 1.15 acres

Surrounding Zoning & Land Uses:
North: PDP(SF); Seville Subdivision
South: R-1C; Single Family
East: R-1C; Single Family
West: PDP(SF); Seville Subdivision

Current Zoning: R-1C (Residential)

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. The petitioner shall coordinate with the Health Department for the proper disposal of waste.

ENGINEERING REVIEW

The subject site is located on the south side of Thames Ave, approximately 1,200' east of Downing Street. The petitioner has indicated utilizing a single access for the site. The Engineering Department has reviewed the request and indicated no engineering related concerns with the security residence.

LAND USE REVIEW

Minimum Building Setbacks Required in the R-1C (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.

**APPENDIX A
STAFF RECOMMENDATION TO PLANNING AND ZONING
COMMISSION**

APPENDIX A – STAFF RECOMMENDATION TO PLANNING & ZONING COMMISSION:

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 Temporary Security Residence with the Construction of a Home, 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. The proposed RV shall meet the setbacks of the R-1C (Residential) zoning district.
4. The petitioner shall meet the requirements of the Health Department for waste management.
5. The Conditional Use Permit shall expire on May 13, 2025.