

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: April 8, 2024  
**APPLICANT:** Robin L Connizzaro and Deborah A Cappola  
**FILE NUMBER:** CU-24-02  
**REQUEST:** Conditional Use Permit for a Second Residence

**GENERAL LOCATION:** North side of Halsey Road, approximately 1,180' west of Spring Lake Highway

**PARCEL KEY NUMBER:** 01292023

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### APPLICANT'S REQUEST:

The petitioner is requesting a Conditional Use Permit for a second residence on a 10.10 acre parcel due to the health of an elderly mother. The petitioner was previously approved on January 10, 2022, for the use of a second residence. The request is for a 38' RV as a second residence for their relative. The petitioner has provided a letter from a physician indicating that it would be beneficial for the petitioner's mother to live near family. Water will be provided from the main house via hookup and septage will be via the RV's holding tanks which will be emptied and dumped at a local campground.

### SITE CHARACTERISTICS:

**Site Size:** 10.10 acres

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

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

**Future Land Use Map Designation:** Residential

**Flood Zone:** AE and C

**UTILITIES REVIEW:**

The Hernando County Utilities Department (HCUD) has indicated that water and sewer services are not available to the site at this time. HCUD has no objection to the request subject to Health Department approval that the proposed Disposal System is adequate.

**FLORIDA DEPARTMENT OF HEALTH REVIEW:**

According to the Florida Department of Health in Hernando County, the petitioner will be permitted to dispose of waste off-site by pumping out the holding tank; however, best handling practices should be in place to avoid spillage and ground contamination.

**ENGINEERING & TRANSPORTATION REVIEW:**

The subject site is located on the north side of Halsey Road, approximately 1,180' west of Spring Lake Highway. The petitioner has indicated utilizing the existing driveway and proposes no changes to the existing access. The County Engineer has reviewed the subject request and indicated no engineering related concerns.

**LAND USE REVIEW:**

Minimum County Required AG/(Agricultural) Building Setbacks:

Front: 75'  
Side: 35'  
Rear: 50'

**Comments:** The proposed RV must meet the setbacks of the AG/(Agricultural) zoning district.

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. If approved, the Conditional Use Permit should be contingent upon the following:

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 AG/ (Agricultural) zoning district.
  - Front: 75'
  - Side: 35'
  - Rear: 50'
4. Water shall be provided from the main house via hookup and septage shall be emptied and disposed of at a Health Department approved location.
5. The Conditional Use Permit shall expire on April 8, 2026.