



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: April 13, 2026

**APPLICANT:** Kathleen Senn

**FILE NUMBER:** CU-26-04

**REQUEST:** Conditional Use Permit for a Temporary Security Residence

**GENERAL LOCATION:** East side of Chimney Road Drive approximately 200' north of Creek Stone Street.

**PARCEL KEY NUMBER:** 833502

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### APPLICANT'S REQUEST

The petitioner is requesting approval of a Conditional Use Permit to allow the use of a Recreational Vehicle (RV) as a temporary security residence and storage building. The Petitioner is requesting to stay on site while they build their 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>	1.2 Acres
<b>Surrounding Zoning; Land Uses</b>	North: R1C; Residential South: R1C; Residential East: ROW/R1C; Right of Way / Residential West: R1C; Residential
<b>Current Zoning:</b>	Residential
<b>Future Land Use Map Designation:</b>	Rural

## UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objection to the conditional use to allow a security residence and three shipping containers on the parcel for storage.

## ENGINEERING REVIEW

The subject site is located on the east side of Chimney Road Drive, approximately 200 feet north of Creek Stone Street. The County Engineer has reviewed the petitioner's request and has determined that only one (1) driveway apron will be permitted for access to Chimney Road Drive. The driveway apron must be installed in accordance with the requirements of the Hernando County Facility Design Guidelines, Section IV-26. Additionally, a right-of-way use permit must be obtained prior to the installation of the driveway apron.

## LAND USE REVIEW

Minimum Building Setbacks Required in the R1C/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 R1C (Residential) zoning district.  
Front: 25'  
Side: 10'  
Rear: 20'
4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.
5. The petitioner shall install one (1) 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 April 13, 2027.