

July 14, 2025

**MEMORANDUM**

**TO:** Honorable Chairman and Members of the Board of County Commissioners

**VIA:** Jeffrey Rogers, County Administrator  
County Administrator's Office

**FROM:** Cesar Omar DePablo, Development Services Director

**SUBJECT: Conditional Use Actions by the Planning and Zoning Commission on July 14, 2025**

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For the Board's information, on July 14, 2025, the Planning and Zoning Commission (P&Z) held a duly advertised public hearing to consider an advertised request for a Conditional Use Permit(s). Attached to this memorandum is (are) the staff report(s) and action(s) of the P&Z on the Conditional Use Permit request(s) at that scheduled public hearing.

A notification letter was sent on Wednesday, July 16, 2025, to inform the petitioner(s) of the P&Z action(s). According to Appendix A, Zoning, Article V, Section 4(F) of the Hernando County Code of Ordinances, the Board of County Commissioners, by a majority vote, may decide to review any conditional use permit decision rendered by the P&Z. If at least a majority (three (3) members) of the governing body do not vote to review the P&Z decision within thirty (30) days, which would be Wednesday, August 13, 2025, (calculated from the date of the P&Z decision), the P&Z decision shall be deemed final and subject only to review by the circuit court.

The review of the decision by the BCC would occur on the regular BCC hearing date of Tuesday, September 9, 2025, (calculated from the date of the P&Z decision). "Public notice" for this hearing shall mean publication of notice of the time, place and purpose of such hearing one (1) time in a newspaper of general circulation in the county, such publication to be at least five (5) days prior to such hearing, and such notice shall be posted in a conspicuous place or places around such lots, parcels, or tracts of land as may be involved in the hearing. Affidavit proof of the required publication and posting of the notice shall be presented at the hearing.

The Board may affirm, modify or reverse the decision of the P&Z at the hearing.

**Copies:** Applicant's File

## STAFF REPORT

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<b>HEARINGS:</b>	Planning & Zoning Commission: July 14, 2025
<b>APPLICANT:</b>	Jakub Kusnierz
<b>FILE NUMBER:</b>	CU-25-03
<b>REQUEST:</b>	Conditional Use Permit for Temporary Security Residence
<b>GENERAL LOCATION:</b>	Northwest terminus of Snow Goose Avenue
<b>PARCEL KEY NUMBER:</b>	751485

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### APPLICANT'S REQUEST

The applicant is requesting approval to place a Temporary Security Residence on their property, specifically an RV, to stay in the RV while the home is being built.

### SITE CHARACTERISTICS

<b>Site Size:</b>	34,042.00 Square Feet
<b>Surrounding Zoning &amp; Land Uses:</b>	North: R1C (Residential) South: ROW / R1C (Residential) East: R1C (Residential) West: AG (Agricultural)
<b>Current Zoning:</b>	RIC (Residential)
<b>Future Land Use Map Designation:</b>	Residential

### UTILITIES REVIEW

The Hernando County Utilities Department 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 allow a temporary RV (recreational vehicle) on the parcel while a home is being built. Subject to Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System.

### LAND USE REVIEW

Minimum Building Setbacks Required in the RIC (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 hardship exists; if such a determination is made, the Planning & Zoning Commission may approve the request for a Conditional Use Permit for Second Residence for a Temporary Security Residence 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. The proposed RV shall meet the setbacks of the R1C (Residential) zoning district. Front: 25'  
Side: 10'  
Rear: 20'
3. The applicant shall coordinate with the Florida Department of Health for any septic system upgrades.
4. The Conditional Use Permit shall expire on July 14, 2026.

**P&Z RECOMMENDATION**

On July 14, 2025, the Planning and Zoning Commission voted 5-0 to approve the request for a Conditional Use Permit for a Temporary Security Residence for a period of One (1) year with the following unmodified 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 proposed RV shall meet the setbacks of the R1C (Residential) zoning district.  
Front: 25'  
Side: 10'  
Rear: 20'
3. The applicant shall coordinate with the Florida Department of Health for any septic system upgrades.
4. The Conditional Use Permit shall expire on July 14, 2026.