

STAFF REPORT

HEARINGS: Planning & Zoning Commission: May 8, 2023

APPLICANT: Penny Johnson

FILE NUMBER: CU-23-02

REQUEST: Conditional Use Permit for Temporary Security Residence and a Temporary Storage Shed

GENERAL LOCATION: East side of 8th Isle Dr., approximately 111' from its intersection with Gulf Coast Dr.

PARCEL KEY NUMBER: 163780

APPLICANT'S REQUEST

The petitioner has submitted a request for a conditional use permit for a temporary security residence on a 0.2 acre parcel for the construction of their home, and a temporary storage shed for safe storage of building materials.

SITE CHARACTERISTICS

Site Size: 2.4 acres

Surrounding Zoning & Land Uses:
North: R-1B (Residential)
South: R-1B (Residential)
East: Water, R-1B (Residential)
West: R-1B (Residential)

Current Zoning: R-1B (Residential)

Future Land Use Map Designation: Residential

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel. There is an existing 2-inch water main on the west side of 8th Isle Drive. There is an existing 8-inch sewer gravity main in 8th Isle Drive. HCUD has no objection to the request subject to connection to the central water and sewer systems at time of vertical construction of the permanent residence.

NOTE: If sewer service is desired while RV is on site, please contact HCUD Sewer Operations for details.

ENGINEERING REVIEW

The site is located on the East side of 8th Isle Dr., approximately 111' from its intersection with Gulf Coast Dr. The Engineering Department has reviewed the request and indicated the following: This property is located in Coastal Zone "AE, (El.13)", on the coastal side of the Limit of Moderate Wave Action Line (LiMWA).

LAND USE REVIEW

Minimum Building Setbacks Required in the R-1B (Residential) District where parcels were created prior to the adoption of the original Land Use Regulations, Ordinance No. 72-3, and the lots front on a street with a waterway to the rear:

- Front: 20'
- Side: 10'
- Rear: 15'

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 Temporary Security Residence and a Temporary Storage Shed 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 R-1B (Residential) zoning district.
 - Front: 20'
 - Side: 10'
 - Rear: 15'
3. The Conditional Use Permit shall expire on May 8, 2024.

4. The petitioner shall be required to connect to the central water and sewer systems at time of vertical construction of the permanent residence. If sewer service is desired while RV is on site, the petitioner shall coordinate with HCUD Sewer Operations for details.