

## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: March 11, 2024

**APPLICANT:** Harry Fortes Arriago

**FILE NUMBER:** CU-23-20

**REQUEST:** Conditional Use Permit for a Temporary Security Residence and Storage Associated with the Construction of a Home

**GENERAL LOCATION:** East side of Castleberry Drive, approximately 250' north of Richardson Boulevard

**PARCEL KEY NUMBER:** 617149

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### APPLICANT'S REQUEST

The petitioner is requesting a Conditional Use Permit for a Temporary Security Residence, namely a 20'x20' RV and a 20'x18' storage container for construction material, in order to provide security and monitoring of their home during construction. The petitioner has indicated they will be constructing the home themselves. Proper water and septic utilities will be provided to meet County standards.

### SITE CHARACTERISTICS

**Site Size:** 1.2 acres

**Surrounding Zoning & Land Uses:**  
North: R-1C; Single Family  
South: R-1C; Single Family  
East: R-1C; Single Family  
West: R-1C; Single Family

**Current Zoning:** R-1C (Residential)

**Future Land Use Map Designation:** Rural

### 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

East side of Castleberry Drive, approximately 250' north of Richardson Boulevard. 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.*

## 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 a Temporary Security Residence and storage associated with the construction of a house, 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. A single 20'x18' storage container shall be permitted for the length of the Conditional Use Permit.
4. The proposed RV and storage 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 March 11, 2025.