

STAFF REPORT

HEARINGS: Planning & Zoning Commission: October 9, 2023

APPLICANT: Madeline Rivera Crouch & Thomas Crouch

FILE NUMBER: CU-23-10

REQUEST: Conditional Use Permit for Temporary Storage Containers

GENERAL LOCATION: Southwest corner of Primrose Lane and Atwood Drive

PARCEL KEY NUMBER: 29891

APPLICANT'S REQUEST:

The petitioner is requesting a conditional use permit in order to store two shipping containers on the 0.98 acre subject site. The containers will store the petitioner's household items during the construction of the home. There are no active building permits and no timeline for construction has been provided.

SITE CHARACTERISTICS:

Site Size:	0.98 acres
Surrounding Zoning/ Land Uses:	North: R-1C; Single Family South: R-1C; Undeveloped East: R-1C; Undeveloped West: R-1C; Undeveloped
Current Zoning:	R-1C (Residential)
Future Land Use Map Designation:	Residential
Flood Zone:	C

UTILITIES REVIEW:

The Hernando County Utilities Department (HCUD) does not currently supply water or sewer service to this parcel; water and sewer services are not available to this parcel.

ENGINEERING REVIEW:

The subject site is located on the southwest corner of Primrose Lane and Atwood Drive. The petitioner has not indicated a driveway location at this time . The County Engineer has reviewed the request and indicated no concerns with the requested zoning.

LAND USE REVIEW:

Setbacks:

Proposed Shipping Container Setbacks:

Atwood Drive: 25'
South: 10'

A conditional use permit is intended to be used as a special permit which temporarily allows uses not otherwise permitted by the ordinance. The P&Z has the ability to grant a conditional use permit for a period up to two years if they determine that a hardship exists. Conditional use permits may be renewed or extended upon reapplication at the end of a two-year period.

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's 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 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 Storage Containers for a period of up to two (2) 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 petitioner shall remove the shipping Containers upon Certificate of Occupancy for the home, or by October 9, 2024, whichever comes first.
3. Minimum Shipping Container Setbacks:
Atwood Drive: 25'
South: 10'