

STAFF REPORT

HEARINGS: Planning & Zoning Commission: July 10, 2023

APPLICANT: Normand Masse and Donna Masse

FILE NUMBER: CU-23-06

REQUEST: Conditional Use Permit for a Temporary Security Residence Associated with the Construction of a House

GENERAL LOCATION: Northwest corner of Hyde Street and Mirage Avenue

PARCEL KEY NUMBER: 719459

APPLICANT'S REQUEST

The petitioner is requesting a Conditional Use Permit for a Temporary Security Residence, namely an RV, in order to provide security and monitoring of their home during construction. The petitioner has indicated proper water and septic utilities will be provided to meet the County standards.

SITE CHARACTERISTICS

Site Size: 1.1 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: Residential

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. HCUD has no objection to the requested Conditional Use permit to allow a temporary RV dwelling on site so the resident can provide security and monitoring of the permanent residence being built.

ENGINEERING REVIEW

The site is located on the northwest corner of Hyde Street and Mirage Avenue Southwest corner of the intersection of Gladstone St. and Michigan Ave.. The Engineering Department has reviewed the request and indicated the property is located adjacent to an existing flow path and detention pond.

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 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. The proposed RV shall meet the setbacks of the R-1C (Residential) zoning district.
 - Front: 25'
 - Side: 10'
 - Rear: 20'
4. The petitioner shall meet the requirements of the Health Department for waste management.
5. The Conditional Use Permit shall expire on July 10, 2024.

P&Z ACTION:

On July 10, 2023, the Planning and Zoning Commission voted 5-0 to approve the request for a Conditional Use Permit for a Temporary Security Residence associated with the construction of a house, for a period of up to 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.
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P&Z CONDITIONAL USE RESULTS FROM JULY 10, 2023, PG. 4

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