

STAFF REPORT

HEARINGS: Planning & Zoning Commission: August 14, 2023

APPLICANT: Francisco Soto Jr.

FILE NUMBER: CU-23-08

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

GENERAL LOCATION: East of Jenkins Avenue, approximately 125' south of Wilson Boulevard

PARCEL KEY NUMBER: 199154

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: 0.2 acres

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

Current Zoning: R-1B (Residential)

Future Land Use Map Designation: Residential

UTILITIES REVIEW

The Hernando County Utilities Department (HCUD) has indicated they currently do not supply water or sewer service to this parcel. Water and sewer service are not available to this parcel. HCUD has no objection to the request subject to Health Department approval/determination that the existing Onsite Sewage Treatment and Disposal System can handle the increased usage.

ENGINEERING REVIEW

The property is located on the East of Jenkins Avenue, approximately 125' south of Wilson Boulevard. The Engineering Department has reviewed the request and indicated no drainage or traffic issues.

LAND USE REVIEW

Minimum Building Setbacks Required in the R-1B (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-1B (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 August 14, 2024.