



## STAFF REPORT

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**HEARINGS:** Planning & Zoning Commission: February 9, 2026

**APPLICANT:** Robert B and Antoinette Creekmore

**FILE NUMBER:** CU-26-01

**REQUEST:** Conditional Use Permit for a Temporary Security Residence

**GENERAL LOCATION:** Northern terminus of Rim Rock Drive and Wheystone Drive

**PARCEL KEY NUMBER:** 759922

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### APPLICANT'S REQUEST

The petitioner is requesting approval of a Conditional Use Permit to allow the use of a Recreational Vehicle (RV) as a temporary security residence. The Petitioner is requesting to stay on site while they build their family home.

### SITE CHARACTERISTICS

<b>Site Size</b>	3.4 Acres
<b>Surrounding Zoning; Land Uses</b>	North: Conservation; Conservation South: Right-of-Way (ROW)/R1C; Residential East: R1C; Residential West: R1C; Residential
<b>Current Zoning:</b>	Residential
<b>Future Land Use Map Designation:</b>	Rural

### UTILITIES REVIEW

Hernando County Utilities Department (HCUD) does not currently supply water or wastewater service to this parcel. Water and wastewater are not available to this parcel. HCUD has no objection to allow a RV on parcel while the home is being built.

## ENGINEERING REVIEW

The subject site is located at the Northern terminus of Rim Rock Drive and Wheystone Drive. Driveway apron connection must be installed as required with single family residential permit requirements.

## LAND USE REVIEW

Minimum Building Setbacks Required in the R1C/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 Concurrence. 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 Temporary security residence with the following performance conditions:

1. The petitioner shall 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 R1A (Residential) zoning district.  
Front: 25'  
Side: 10'  
Rear: 20'
4. The petitioner shall permit onsite well and septic through the Florida Department of Health in Hernando County.

5. The petitioner shall install a driveway apron connection in accordance with single-family residential permit requirements.
6. County personnel shall have the ability to inspect the property periodically for the duration of the permit to verify that performance conditions are being followed, and the use has not been abandoned. A final inspection by county staff will occur within thirty (30) days immediately following the expiration of this permit to verify that the use has been discontinued.
7. The Conditional Use Permit shall expire on February 9, 2027.