

STAFF REPORT

HEARINGS:	Planning & Zoning Commission: July 14, 2025
APPLICANT:	Jakub Kusnierz
FILE NUMBER:	CU-25-03
REQUEST:	Conditional Use Permit for Temporary Security Residence
GENERAL LOCATION:	Northwest terminus of Snow Goose Avenue
PARCEL KEY NUMBER:	751485

APPLICANT'S REQUEST

The applicant is requesting approval to place a Temporary Security Residence on their property, specifically an RV, to stay in the RV while the home is being built.

SITE CHARACTERISTICS

Site Size:	34,042.00 Square Feet
Surrounding Zoning & Land Uses:	North: RIC (Residential) South: ROW / RIC (Residential) East: RIC (Residential) West: AG (Agricultural)
Current Zoning:	RIC (Residential)
Future Land Use Map Designation:	Residential

UTILITIES REVIEW

The Hernando County Utilities Department does not currently supply water or wastewater service to this parcel. Water and wastewater service are not available to this parcel. HCUD has no objection to allow a temporary RV (recreational vehicle) on the parcel while a home is being built. Subject to Health Department approval of an appropriate Onsite Sewage Treatment and Disposal System.

LAND USE REVIEW

Minimum Building Setbacks Required in the RIC (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 Second Residence for a Temporary Security Residence 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. The proposed RV shall meet the setbacks of the R1C (Residential) zoning district.
Front: 25'
Side: 10'
Rear: 20'
3. The applicant shall coordinate with the Florida Department of Health for any septic system upgrades.
4. The Conditional Use Permit shall expire on May 8, 2024.