

P&Z RECOMMENDATION:

On August 14, 2023, the Planning and Zoning Commission voted 5-0 to recommend the Board of County Commissioners adopt a resolution approving the petitioner's request for a rezoning from R-1A (Residential) and R-1C (Residential) to CPDP to include PDP(REC)/ Planned Development Project (Recreational) and PDP(SF)/ Planned Development Project (Single Family) with a specific R-1-MH use in order to allow Tiny Homes with Deviations and 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.
2. A wildlife survey shall be prepared by a qualified professional at the time of conditional plat approval. The petitioner is required to comply with all applicable FWC regulations.
3. The petitioner shall negotiate a water and sewer agreement with the City of Brooksville and to public utilities as required by the City.
4. Minimum Building Setbacks:
 - Front: 20'
 - Side: 15'
 - Rear: 8'
 - Lot Size: 20'x20'; 400 square feet
(Deviation from 40'x40'; 2,800 square feet)
5. A minimum 25' landscape buffer shall be provided along the entire boundary and shall be supplemented where necessary to achieve 80% opacity.
6. The petitioner shall organize the proposed units into pods. The six (6) units proposed for short term nightly/weekly units shall not exceed 180 days of stay. The remaining homes shall be considered full time residents.
7. The Tiny Home Community shall provide a minimum of 30% open space.
8. No pop-up campers or tents shall be permitted.
9. Alternative paving methods shall be reviewed/approved by the Zoning Official.
10. A Tiny Home shall not exceed 600 square feet.
11. Tiny Home widths shall be a minimum of 8.5' (Deviation from 12').

12. The development size shall be permitted at a minimum of 2.0 acres (Deviation from 10.0 acres)

13. The petitioner shall provide a revised plan in compliance with all the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.