

# STAFF REPORT



**Hearings:** Planning & Zoning Commission:  
**Applicant:** ARC Florida Homes  
**File Number:** V-23-49 / 1471859  
**Request:** Reduction in the rear setback from 15' to 9.4'  
**General Location:** 9319 Gentle Ben Ct, Weeki Wachee, FL 34613  
**Parcel Key:** 1532791

**Applicant's Request:** Reduction in the rear setback from 15' to 9.4'

## Site Characteristics:

- **Site Size:** 6474 SQFT
- **Surrounding Zoning & Land Uses:**
  - North: PDP(SF)
  - South: PDP(SF)
  - East: PDP(SU)DRA
  - West: PDP(SF)
- **Current Zoning:** PDP(SF)
- **Future Land Use Map Designation:** RESIDENTIAL

## Land Use Analysis:

### Applicable Code(s):

APPENDIX A – ZONING, ARTICLE VIII. - PLANNED-DEVELOPMENT PROJECT, Section 1 B. Perimeter setback Rear 15'.

## Administrative Review:

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.

**Staff Analysis:** NA

2. That the special conditions and circumstances do not result from the actions of the applicant;

**Staff Analysis:** NA

3. The requested variance will not be detrimental to the development pattern in the neighborhood;

**Staff Analysis:** The applicant has requested a variance to reduce the rear setback from 15' to 9.4' for the main dwelling. It will remain within the property lines;

4. The requested variance will enable the petitioner to avoid building in the flood plain;

**Staff Analysis:** NA

5. The requested variance will enable the petitioner to protect one or more specimen trees;

**Staff Analysis:** NA

6. The requested variance is the result of a development plan proposing a more efficient and safe design through an access management plan approved by the development review committee.

**Staff Analysis:** NA

7. The requested variance is for a front yard corner lot and will not have any adverse impact on the established development pattern of the adjacent lots.

**Staff Analysis:** NA

8. The requested variance is for an addition for a building with an existing portion already encroaching into the yard and will not extend past a line established by the existing encroachment running parallel to the lot line.

**Staff Analysis:** NA

9. The requested variance will further the reconstruction, rehabilitation, or restoration of structures listed in or classified as contributing to a district listed in the National Register of Historic Places, the Local Register of Historic Places, or the State Inventory of Historic Places.

**Staff Analysis:** NA

**Staff Recommendation:**

Staff recommendation is to intend to approve.