



STAFF REPORT

HEARINGS: Board of County Commissioners: June 2, 2026

APPLICANT: Sunrise to Sunset Island LLC

FILE NUMBER: 1518255

REQUEST: Variance Appeal

GENERAL LOCATION: South of Pine Island Dr. approx. 10,687 feet from Cortez Blvd.

PARCEL KEY NUMBER: 77366

APPLICANT'S REQUEST

The petitioner is requesting approval to reduce the front setback from 25' to 16.3' and to reduce the rear setback from 20' to 10' to build a new home. Being that the water isn't to the rear of the home this property does not get a reduction in the front and rear setbacks.

Staff inadvertently provided incorrect information on property setbacks during its preliminary review; the variance is required to meet the setbacks as requested by the applicant.

SITE CHARACTERISTICS

Site Size	7,575 Square Feet
Surrounding Zoning. Land Uses	North: R1B and AG. Split Zones. Residential and Agricultural South: R1B Residential East: R1B and AG Split Zones. Residential and Agricultural West: R1B Residential
Current Zoning:	R1B Residential
Future Land Use Map Designation:	R1B Residential

STAFF RECOMMENDATION:

It is recommended that the Board of County Commissioners determine whether a hardship exists; if such a determination is made, the Board of County Commissioners may approve the request for a reduction in the front and rear setbacks 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. The proposed Single-Family Home shall meet home setbacks of:
 - Front: 16.3'
 - Left Side: 10'
 - Right side: 10'
 - Rear: 10'

BOARD OF COUNTY COMMISSIONERS ACTION