

STAFF REPORT

HEARINGS: Planning & Zoning Commission: September 9, 2024
Board of County Commissioners: October 22, 2024

APPLICANT: Tri-County Development, Inc

FILE NUMBER: H-24-54

REQUEST: Master Plan Revision on Property Zoned PDP(MF)/(Planned Development Project (Multifamily) to Reduce the Rear Setbacks for Seven (7) Specific Parcels

GENERAL LOCATION: North side of County Line Road, approximately 850' west of the Suncoast Parkway

PARCEL KEY NUMBERS: 1810838, 1810847, 1810856, 1810865, 1811383, 1811445, 1811490

NOTICE OF APPLICANT RESPONSIBILITY:

The rezoning process is a land use determination and does not constitute a permit for either construction on, 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's 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.

BOCC ACTION:

On October 22, 2024, the Board of County Commissioners voted 4-1 to adopt a Resolution approving the petitioner's request for a Master Plan Revision on Property Zoned PDP(MF)/(Planned Development Project (Multifamily) to Reduce the Rear Setbacks for Seven (7) Specific Parcels, 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. All previous conditions of H-20-53 and H-21-38 shall be in full force and effect.
3. Minimum Rear Building Setbacks for Lots 1810838, 1810847, 1810856, 1810865, 1811383, 1811445, 1811490:
 - Front: 25'
 - Side (External): 5'
 - Side (Between Units): 0'
 - Rear: 13.25' (previously approved 15')