



Legislation Details (With Text)

**File #:** 14019  
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**File created:** 5/2/2024 **In control:** Board of County Commissioners  
**On agenda:** 5/28/2024 **Final action:** 5/28/2024  
**Enactment date:** **Enactment #:**  
**Title:** Variance Petition Submitted by ARC Florida Homes, LLC, on Behalf of Milvian, LLC (V2350)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Zoning Appeal Application, 2. Variance Application, 3. Staff Report V2350, 4. Request for Review of Variance Decision - Schalk, 5. Request for Review of Variance Decision - Rupp, 6. Request for Review of Variance Decision - Salkewick, 7. APO V2350, 8. Approval Resolution, 9. Denial Resolution, 10. Affidavit of Legal Ad Publication CLK24-066

Date	Ver.	Action By	Action	Result
5/28/2024	1	Board of County Commissioners	adopted	Pass

**TITLE**

Variance Petition Submitted by ARC Florida Homes, LLC, on Behalf of Milvian, LLC (V2350)

**BRIEF OVERVIEW**

The applicant has requested a variance to reduce the Secondary Front setback from 20' to 14.6'.

**LOCATION**

Glen Lakes PH 1 Unit 4-E Lot 16

**CURRENT ZONING**

PDP(SF)

**ORDINANCE STANDARDS**

Appendix A - Zoning, Article VIII. - Planned-Development Project, Section 1 B. Perimeter setback Secondary Front 20'.

**SURROUNDING ZONING & LAND USE**

North: PDP(SF)  
South: PDP(SF)  
East: PDP(SU) DRA  
West: PDP(SF)

**LETTER RECEIVED**

Three (3)

**CONCLUSIONS**

1. The applicant has requested a variance to reduce the secondary front setback from 20' to 14.6' for the main dwelling; it will remain within the property lines.

2. It is recommended that the Board review the request, take public comment, and make a finding that the request is consistent with the review criteria Appendix A, Article V, Section 3.A(1) and Chapters 125 and 163, Florida Statutes.

## **FINANCIAL IMPACT**

A matter of policy.

## **LEGAL NOTE**

The Board is authorized to consider the variance request pursuant to Hernando County Code of Ordinances, Appendix A, Article V, Section 3, and Chapters 125 and 163 of the Florida Statutes.

## **RECOMMENDATION**

It is recommended that the Board review the variance, find the request is consistent with the review criteria of Appendix A - Zoning, Article VIII - Planned-Development Project, Section 1, a perimeter setback secondary front from 20' to 14.6'. It is further recommended that the Board approve and authorize the Chairperson's signature on the attached associated resolution.