



Legislation Text

File #: 10912, **Version:** 1

TITLE

Variance Petition Submitted by Brian Garrison and Vicki McMahan on Behalf of Florida Coast Shrimp, LLC

BRIEF OVERVIEW

Request: The applicant has requested a variance to reduce rear setback from 20' to 0.6' and to reduce side setback from 20' to 10'. This is a postponement from original Legistar 10377 and MinuteTraq 19639.

LOCATION: Gulf Coast Ret Unit 3, Blk 23, Lots 1 & 2

CURRENT

ZONING: C2

ORDINANCE STANDARDS: Hernando County Code of Ordinances, Appendix A, Article IV, Section 3, Sub-Section D (2&3) Criteria for Setbacks in C2 Zoning Designations.

SURROUNDING ZONING & LAND USE

North:	C2,	Commercial
South:	C2,	Commercial
East:	C2,	ROW
West:	C2,	Waterway

LETTERS RECEIVED: There are 2 in opposition.

CONCLUSIONS:

1. The applicant has requested a variance to reduce rear setback from 20' to 0.6' and to reduce side setback from 20' to 10'.
2. Upon review of the proposed variance, it appears that the change in setback and location of the proposed structures does not appear to be detrimental to the development pattern of the neighborhood nor injurious to the surrounding community.
3. 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 of Appendix A, Article IV, Section 3 sub-section D(2) & D(3).

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 and approve the variance, finding that the request is consistent with the review criteria of Appendix A, Article V, Section 3.C and approve and authorize the Chairman's signature on the attached associated resolution.