



Legislation Details (With Text)

**File #:** 14093  
**Type:** Resolution **Status:** Agenda Ready  
**File created:** 5/23/2024 **In control:** Board of County Commissioners  
**On agenda:** 6/11/2024 **Final action:**  
**Enactment date:** **Enactment #:**  
**Title:** Variance Petition Submitted by ARC Florida Homes, LLC, on Behalf of Milvian, LLC (V2349)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. Variance Application - V2349, 2. Zoning Variance Appeal Application - V2349, 3. Staff Report - V2349, 4. Request for Review of Variance Decision - Schalk, 5. Request for Review of Variance Decision - Rupp, 6. Request for Review of Variance Decision - Salkewicz, 7. APO List, 8. Email - Delay Variance Petition, 9. Approval Resolution, 10. Denial Resolution, 11. Affidavit of Legal Ad Publication CLK24-072 (LS14093).pdf, 12. Public Comment Form - Bob Morgan, 13. Public Comment Form - Glenn Schalk, 14. Approved Resolution No. 2024-142

| Date      | Ver. | Action By                     | Action  | Result |
|-----------|------|-------------------------------|---------|--------|
| 6/11/2024 | 1    | Board of County Commissioners | adopted | Pass   |

**TITLE**

Variance Petition Submitted by ARC Florida Homes, LLC, on Behalf of Milvian, LLC (V2349)

**BRIEF OVERVIEW**

The applicant has requested a variance to reduce rear yard the rear setback from 15' to 9.4'.

**LOCATION**

Glen Lakes PH 1 Unit 4-E Lot 14

**CURRENT ZONING**

PDP(SF)

**ORDINANCE STANDARDS**

Appendix A - Zoning, Article VIII. - Planned-Development Project, Section 1 B. Perimeter setback Rear 15'.

**SURROUNDING ZONING & LAND USE**

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

**LETTERS RECEIVED**

Rupp

Salkewick  
Schalk

## **CONCLUSIONS**

1. 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.
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 B. Perimeter setback rear from 15' to 9.4' and authorize the Chairperson's signature of the attached associated resolution.