



## STAFF REPORT

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**HEARINGS:** Board of County Commissioners: July 7, 2026

**APPLICANT:** Larry Prescott Jr.

**FILE NUMBER:** 163009

**REQUEST:** Variance Appeal

**GENERAL LOCATION:** North Side of Appennine Dr, Approximately 566 Feet East of Citrus Way Blvd.

**PARCEL KEY NUMBER:** 574453

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### APPLICANT'S REQUEST

The petitioner is requesting approval to reduce the front setback from 50 feet to 18 feet to have a Detached Garage for better accessibility to the garage due to being disabled.

### SITE CHARACTERISTICS

<b>Site Size</b>	2.40 Acres
<b>Surrounding Zoning. Land Uses</b>	North: AR2 Agricultural/Residential South: AR2 Agricultural/Residential East: AR2 Agricultural/Residential West: AR2 Agricultural/Residential
<b>Current Zoning:</b>	AR2 Agricultural/Residential
<b>Future Land Use Map Designation:</b>	AR2 Agricultural/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 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 Detached Garage shall meet accessory structure setbacks PDP(SF) zoning district.

- Front: 50'
- Left Side: 10'
- Right side: 10'
- Rear: 35'

**BOARD OF COUNTY COMMISSIONERS ACTION**