

STAFF REPORT

HEARINGS: Board of County Commissioners: September 2, 2025

APPLICANT: Kempton Williams on behalf of Williams Land & Cattle Company

FILE NUMBER: 1507032

PURPOSE: Class D Subdivision Appeal

GENERAL LOCATION: Lying on Ayres Road.

PARCEL KEY NUMBER: 384783

APPLICANT'S REQUEST:

The petitioner is requesting relief from the strict application standards of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to FAMILY HARDSHIP, as more fully described below.

The subject site is a 228.50-acre AG(Agricultural) parcel. The Class D Subdivision for Kempton Williams on behalf of Williams Land & Cattle Company, is to create (2) two parcels Parcel 2.2 - 218.50 acres and Parcel 2.1 - 10.0 acres. It is the petitioner's desire to split the parcel to build his family home on the 10.0-acre parcel. The parcel is located on Ayers Road.

The survey has been reviewed by the Planning Department and found not to be within County standards for a Class D Subdivision according to Sec. 26-3. Class D (2) a. i. "Each lot must be created from a parent parcel". The Department of Public Works has Approved the driveway location.

STAFF RECOMMENDATION:

It is recommended that the Board of County Commissioners approve the Class D subdivision with the following conditions:

- (1) A petition for relief from family hardship may be filed by any person who feels the provisions of this chapter, if complied with, would place upon them an undue burden on their ability to transfer land to family members. The petition shall include all data and other information required by the board of county commissioners including at least the following:
- (2) A map on which is indicated an accurate representation of the proposed subdivision. The map shall clearly indicate the access to be provided and any improvements to be provided in the project. The petition will include the prospective recipient of each tract and his/her relationship to the grantor.

- (3) The governing body, upon review of the petition, may approve the subdivision provided the governing body has determined that the ordinance has placed an undue hardship upon the family and:
- (4) All lots proposed to be created under the board of county commissioner's approval meet the minimum lot size of the zoning district in which the subdivision is to be located and conforms with the policies of the comprehensive plan.
- (5) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.
- (6) Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."
- (7) All lots must be transferred to an immediate family member and must provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.