

October 9, 2023

LETTER OF APPEAL

HONORABLE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY DEPARTMENT OF PLANNING AND ZONING  
HERNANDO COUNTY DEPARTMENT OF PUBLIC WORKS

Subject: appeal of denial to subdivide a 6.8-acre parcel of wooded acreage into two parcels, 3.4 acres each.

Dear Public Servants:

We humbly ask that you reconsider our request for dividing our property (6.8 acres) at 22213 Croom Road into two tracts (3.4 acres each). We have submitted all the required paperwork, and the paving has been completed and inspected. The required survey has been completed today, Oct. 9, 2023. We have two buyers with cash in hand anxiously awaiting the outcome of this decision. We have been met with all kinds of stumbling blocks and red tape. Somehow, we thought this process would be easier.

This was denied on 2 points:

1. Each lot must be created from a parent parcel.
2. The proposed driveway was not approved by the Department of Public Works.

This property is actually part of a parent parcel. We purchased a home and 15 acres on Croom Road in 1968. I was transferred to Gadsden County, FL in 1970. We eventually sold the house and the front five acres, holding on to the 10 remaining acres so we could retire on it. I was transferred back to Hernando County in 1979, much earlier than we expected. In 1981 we built a home at the rear of the property, adjacent to MILK-AWAY FARMS. We have a 15-foot easement from Croom Road to the north end of our property and have been paying taxes on this property for a LONG time, since 1968. It is technically part of the parent parcel.

The paving of the apron has been completed and approved by the Department of Public Works, an unnecessary added expense for two senior citizens living on a fixed income. This strip is on Hernando County right-of-way and should have been your responsibility. Croom Road was repaved with two layers of asphalt by Goodwin Construction, and left a large drop-off on our private road. I called over and over asking the county to do something about the drop-off. Whatever they did was not our responsibility to correct but being law-abiding citizens we complied. I might add this private road has been used, as is, for over 50 years.

We thank you for your kind consideration and assistance in approving this request.

Sincerely,

Handwritten signatures of Elsie C. McCord and Jerry D. McCord in purple ink. The signatures are written in a cursive style. Elsie's signature is on top, and Jerry's is below it.

Elsie Coburn McCord

Jerry D. McCord

## TIMELINE

Nov. 7, 1981—Present---lived in our current home (Key 349983) at 22213 Croom Rd., Brooksville, FL, a part of the original 15 acres we purchased in 1968.

July 5, 1968---Purchased a home facing Croom Road on 15 acres of wooded property.

June 6, 1972---Sold the home on Croom Rd. with 5 acres when Jerry was transferred to Gadsden Co., FL with the FL Forest Service. At this time we retained a 15-foot easement from Croom Rd. to the rear of the 15-acre tract. We have been paying taxes on it since 1968.

July 5, 2002---Home and 3 acres was separated from the 7-acre tract (Key 1584324) by deed with the intentions to sell in 2002 but it never happened. We have been paying taxes on both parcels (along with the 15-foot road easement) since 2002.

The rural subdivision rules state that the parent tract is determined by the status of the land on the date of June 13, 1991.

Oct. 21, 1981---Our mortgage for our new home was recorded.

April 24, 1992---Credit line of mortgage was recorded.

Feb. 4, 1980---Deed to easement was recorded.

April 10, 1981---Notice of commencement for our new home was recorded.

I think if you research this, you can see that our home lot was carved out of the 10-acre parcel prior to June 13, 1991.

Thank you for your consideration of this matter.

Elsie & Jerry McCord