

January 23, 2024

Re: Key No. 360184

Section 29, Township 22 South, Range 19 East

File No: 1440425 Class D Subdivision

Dear Board of County Commissioners:

This letter is the formal appeal of denial by the County to create a Class D subdivision requesting the creation of two (2) parcels. The proposed subdivision meets ALL requirements stated within the Hernando County Ordinance regarding Class D subdivisions except one: it is not a parent parcel. Multiple attempts have been made in good faith to address that requirement to no avail. Therefore, that requirement creates an undue burden from which I hereby petition for relief.

A complete set of plans and specifications for construction is not currently available as creation of this subdivision is necessary for the planned development to take place.

A written proposal defining the developer's desired methods for completion is attached as Appendix A.

Furthermore, I can confirm the following requirements for approvals will be met:

- (1) Both lots will meet the minimum lot size of the zoning district.
- (2) Both lots will have frontage along Mobley Road, a county-maintained right-of-way, for access/utility easement.
- (3) Each deed of conveyance will be modified as required in Sec. 26-3(e) Class D (4).

I would like to add that the proposed subdivision and subsequent planned development are in keeping with the spirit of the ordinances governing this area specifically. Most parcels on this section of Mobley Road are either single family dwellings or undeveloped entirely, some with lot sizes as small as 0.28 acres. The end result of this proposal would be two additional lots at 3+ acres each with new single family dwellings instead of just the single existing lot at 6.9 acres. This simple change would relieve the undue burden as I have set forth and allow two families to build homes here in Hernando County instead of just one.

Thank you in advance for your time and consideration. I look forward to your response.

Sincerely,


Alexander Silva

Appendix A – Development Narrative

Property in question:

Key No. 360184

Section 29, Township 22 South, Range 19 East

This property was purchased by the developer in 2019 with the intention of splitting the parcel into “north” and “south” parcels, each of which would be large enough to support an agricultural building or barn with a single family dwelling to follow thereafter.

In 2022, a pole barn was erected and completed on a section of the parcel that would fall on the “south” side of the proposed parcel subdivision. The developer is currently designing engineered drawings for single family dwellings on both the “north” and “south” sides of the proposed split as well as planning for the erection of a similar pole barn-style structure on the “north” section. Relief of the undue burden described in the developer’s appeal would allow this plan of development to move forward as originally planned.

Class D
Appeal

Board Of County Commissioners
Hernando County, Florida

NO. **33779**

DATE 2/8/24

RECEIVED FROM Clean Slate \$ 100 +

Appeal Planning 100 DOLLARS

FOR Key # 3100184

AMOUNT OF ACCOUNT		
THIS PAYMENT		
BALANCE DUE		

- CASH
- CHECK
- CREDIT CARD
- MONEY ORDER

BY Robin Reinhardt

RECEIPT