

STAFF REPORT

HEARINGS: Board of County Commissioners: February 03, 2026

APPLICANT: Cash & Cathleen Smith

FILE NUMBER: 1501204

PURPOSE: Class C Subdivision Appeal

GENERAL LOCATION: South side of Thrasher Avenue, approximately 1276 feet west of Scaup Duck Avenue

PARCEL KEY NUMBER: 1308230

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 the hardship as more fully described below.

The subject site is a 14.2-acre AG (Agricultural) parcel. The Class C Subdivision for Cash and Cathleen Smith is to create (4) four lots Lot 1 – 3.72 acres, Lot 2 – 3.51 acres, Lot 3 – 3.50 acres and Lot 4 – 3.46 acres. It is the petitioner's desire is to develop the parcel; however is unable due to non-parent parcel status. The parcel is located on Thrasher Avenue.

The survey has been reviewed by the Planning Department and found not to be within County standards for a Class C Subdivision, as the parcel is not a parent parcel according to Appendix A, Article IV, Section 6, subsection 6 of the Land Development Regulations and therefore cannot be subdivided without Board consideration. The Department of Public Works has Approved the driveway location.

STAFF RECOMMENDATION:

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

- (1) Petition for relief from hardship. A petition for relief from hardship shall be made by any developer who feels the provisions of this chapter, if complied with, would place upon them an undue burden. The petition shall include all data and other information required by the board of county commissioners including at least the following:
- (2) A complete set of plans and specifications in accordance with which the construction has been or is being accomplished, if such exists, or a general written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality.

- (3) A written proposal defining the developer's desired methods of completing the project. The proposal shall indicate specifically which provisions of this chapter the developer wishes to be excepted from.
- (4) 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 developer and:
- (5) 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.
- (6) All lots have a minimum of a fifteen-foot access/utility easement to provide access to the parcel.
- (7) 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."