

STAFF REPORT

HEARINGS: Board of County Commissioners: March 24, 2026

APPLICANT: Charles Ivory

FILE NUMBER: 1516189

PURPOSE: Class D Subdivision Appeal

GENERAL LOCATION: Approximately 940 feet south of Cortez Blvd.

PARCEL KEY NUMBER: 1026115

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 HARDSHIP, as more fully described below.

The subject site is a 17.5-acre AG (Agricultural) parcel. The Class D Subdivision for Charles Ivory is to create (2) two parcels Lot 1 – 12.2 acres +/- and Lot 2 – 5.2 acres +/- . It is the petitioner's desire to split the parcel into two as he is recently retired and unable to maintain the land. The parcel is located approximately 940 feet south of Cortez Blvd.

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) 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."