



12 S. MAIN STREET, BROOKSVILLE, FL 34601

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November 10, 2025

Mr. Omar DePablo
Planning Director
Providence St
Brooksville, FL, 34601

Re: Class C Application for Smith
File No. 1501204 Class C Subdivision
Petition for relief from hardship
Key Number 01308230

Dear Mr. DePablo,

Your staff has reviewed the Class C Application and determined that the subject parcel does not qualify as a Parent Tract. After extensive research and numerous documents from multiple title companies, we have reached the same conclusion. Our investigation even revealed that this parcel appears to have previously been part of a Class I subdivision. Records trace back to DRM Realty, which was involved in litigation with a prior owner of this land; however, beyond this, there is limited evidence regarding the precise origination date of the parcel.

We are requesting relief from the determination related to the Parent Tract as defined in Section 6- Rural Districts A(6). Should development be approved, it will proceed as a Class C Subdivision, the property to fully comply with all County regulations and those of SWFWMD. The site has already received a permit from SWFWMD in accordance with approved development plans (attached).

It is the Owner's intent to proceed with construction of the Access Tract should this variance be approved by the BCC.

Enclosed is a chronological list of deeds and supporting documentation, along with a site plan illustrating the owner's proposed land division under Class C guidelines.

We regret any misunderstanding that may have occurred and respectfully request your consideration and support, for this variance, thereby enabling the continued development of this Class C Subdivision.

Sincerely,

A handwritten signature in black ink that reads "Alan K. Garman". The signature is fluid and cursive.

Alan K. Garman
Manager