



### Class D Subdivision Appeal: Petition for Relief from Hardship

This form is for developers seeking relief from hardship under Hernando County Code, Chapter 26, Article II, Section 26-3, Class D Subdivision, subsection (f). Relief is requested because compliance with the provisions of this Chapter is believed to place an undue burden upon the applicant.

#### 1. Applicant/Developer Information

Field	Detail
Owner/ <del>Developer</del> Name(s):	Violet S. Kelley, Trustee <sup>by Sherry D. Olson, Rep.</sup>
Mailing Address:	1031 Mill Road
City, State, Zip:	Carrabelle, FL 32322
Phone Number:	404 433 3964
Email Address:	sdopc@etcmail.com
Name of Subdivision/Project:	N/A no development
Parcel Key # (if applicable):	01245655 (portion of)
Parcel Location/Address:	R 30 422 20 0000 0140 0020

#### 2. Description of Hardship

Please provide a detailed explanation of why complying with the provisions of Chapter 26 would place an undue burden upon the owner/developer.

See attached Exhibit A (survey and narrative). Small sliver being purchased by adjoining landowner (Rambis). Use and access will not change. Access through Rambis property. No plans for development.



3. Required Documentation

In accordance with Section 26-3(f), you must submit the following information as part of this petition:

A. Project Plans and Quality Assurance

- Check ONE:
  - Complete set of plans and specifications in accordance with which the construction has been or is being accomplished (attached).
  - General written explanation of the construction effort with a complete description of all provisions the developer is making to assure construction quality (attached). *No plans for development.*

B. Proposal for Completion (Desired Methods)

- Check ONE of the following options, and complete the requirements for the selected option:
  - Proposed Construction/Completion Plan (Required by Code Section 26-3(f)(2)): A Written proposal defining the developer's desired methods of completing the project is attached.
  - No Construction Schedule or Intent to Build Currently: The owner/developer is not currently pursuing construction and has no immediate construction schedule or method of completion to propose at this time.

4. Provisions Requested for Exception

This proposal must indicate specifically which provisions of Chapter 26 the developer wishes to be excepted from. Please check the boxes that apply to this request.

Chapter 26 Provision(s) Requested for Exception	Requested
(i) Lot Frontage on Existing County or Private Street Built to Standards. (Each lot must be created from a parent parcel and each lot must have frontage on an existing county maintained street or private street built and maintained to county standards.)	✓
(ii) Access/Utility Easement Requirement. (One lot must front on an existing county/private street built to standards; the other must be provided access to it by a minimum 15-foot access and utility easement clear and passable by automobile traffic.)	✓

*See attached Email to FDOT and their response. Exhibit "B".*



**5. Certification and Signature**

I, the undersigned developer, hereby certify that the information contained in this Petition for Relief from Hardship and all attached documentation is true and correct to the best of my knowledge. I understand that any misrepresentation of facts may result in the denial of this petition. I acknowledge that the Hernando County Board of County Commissioners may require additional data and information.

Sherry Dolson Rep

Printed Name of Applicant/Authorized Agent

[Handwritten Signature]

Signature

4-14-2026

Date

**Please submit this appeal with the Filing Fee of \$500.00.**

\*Acceptable forms of payment include Cash, Check or Money Order Made Payable to  
Hernando County Planning Department.

**Hernando County Planning Department**

1653 Blaise Drive

Brooksville, FL 34601

(352)754-5057

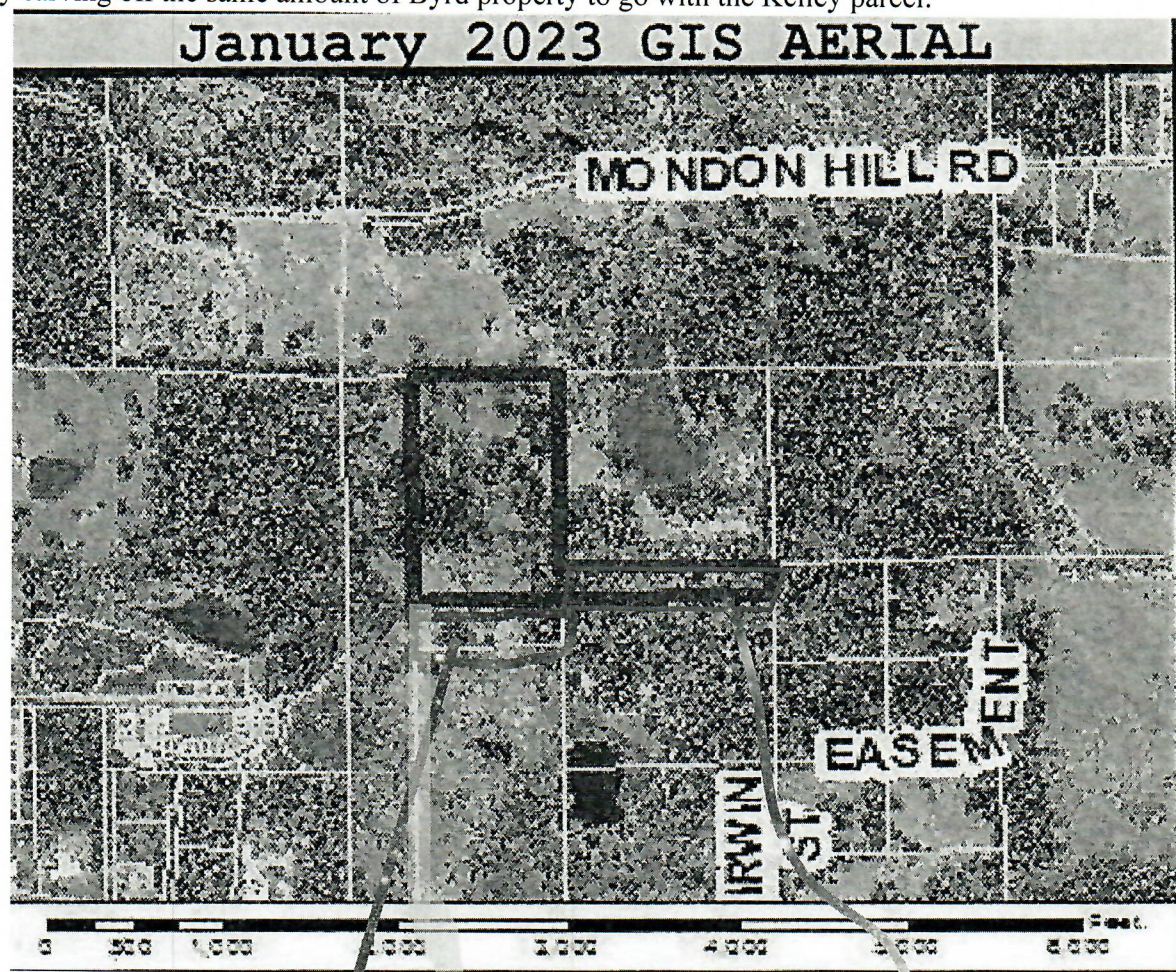
Open: Monday – Friday

Lobby Hours: 7:30 AM – 3:30 PM

NARRATIVE FOR CLASS D SUBDIVISION

Parcel Key: 01245655  
Owner/Seller: Violet S. Kelley, Trustee  
Buyer: Jeffrey and Vanessa Rambis

Violet S. Kelley, Trustee is selling a small strip of her land (Parcel Key: 01245655) to her neighbors Vanessa and Jeffrey Rambis. This strip was originally part of the Rambis tract when it was owned by Ms. Kelley's mother, Flossie Sikes. In connection with dividing up the parcel equally amongst siblings for estate purposes and making sure that access was given to all of the tracts adjoining Highway 50, two smaller strips were created. One from the Rambis parcel to run to the deeded easement (at that time it was deeded to her sister, Mary Byrd), then compensating the other tract by carving off the same amount of Byrd property to go with the Kelley parcel.



In 1990  
Parcel  
Added to Rambis  
Tract

In 1990  
Easement for  
all Parcels

1990  
Parcel added to  
Kelley Tract

The realignment shown on the Subdivision Plat would put the 6.3 acre tract back to its original configuration before the parcels were realigned and access would be from the adjoining property owned by Rambis. A newly created easement is shown across the Rambis property tract to the newly created 6.3 acre tract. The closing of the sale will occur upon completion of the subdivision.



Exhibit "B"

**From:** Bohl, Albert L <Albert.Bohl@dot.state.fl.us>  
**Sent:** Friday, April 10, 2026 3:59 PM  
**To:** sdopc@etcmail.com  
**Cc:** 'William Hunt'  
**Subject:** RE: SUBD-000016-2026 (Highway 50)

My supervisor was in today, so I was able to talk to him about this, and he agrees, this driveway is grandfathered in and no new permits are necessary unless someone goes to change the use of the property, like from the existing ag/single family residential to commercial or office, which does not appear to be the case here. In addition, since it has a pipe, if a project would come in, he told me it would be replaced.

Albert Bohl, CPM  
Permit Coordinator  
Florida Department of Transportation  
Brooksville Operations (Handles Citrus, Hernando, and Pasco Counties)  
16411 Spring Hill Drive, Brooksville, FL 34604  
**Phone: 352 848-2619 Tuesday – Thursday 7 am to 5:30 pm**  
**352 848-2600 Friday 7 am to 5 pm**

*DOTNet: 887-2619*

General Information: <https://www.fdot.gov/>

Permits: Call or start here -> <https://osp.fdot.gov/> (Optimized for Google Chrome, does not work on mobile browsers)

Questions about an FDOT Project? Check out <https://www.fdotampabay.com/> or give us a call at 352-848-2600.

**From:** sdopc@etcmail.com <sdopc@etcmail.com>  
**Sent:** Friday, April 10, 2026 3:54 PM  
**To:** Bohl, Albert L <Albert.Bohl@dot.state.fl.us>  
**Cc:** 'William Hunt' <whunt@co.hernando.fl.us>  
**Subject:** SUBD-000016-2026 (Highway 50)

**EXTERNAL SENDER:** Use caution with links and attachments.

Mr. Bohl,

Thank you for taking my call. As we discussed, the access from Highway 50 has been used by the Sikes family members for many, many years. When Flossie Sikes decided to split the property amongst her children, four parcels were created off that access with each child being given access to an easement created at the same time as the deeds were executed August 8, 1990. To give the furthest east lot access to the easement, a sliver was cut off of my mother-in-law, Violet Kelley's lot. That sliver was added to the current Rambis parcel (originally a parcel given to her sister Mary Bryd). To compensate, for that sliver, a similarly sized sliver was added to Kelley's lot. It is the sliver which is now being sold to the Rambis and added back to the original configuration. Access will not change. Use will not change as this parcel is mostly a flood zone (albeit beautiful oasis of untouched, old growth oaks, palms, swamp cabbage). The purchaser (Rambis) owns the contiguous property and will access the new parcel through his existing property, anticipating to combine all in

the future. Zoning is agricultural. Currently, all 3 sisters run cows on their parcels. The use of the driveway is very limited with maybe one or two trucks visits a few times a week depending on whether the cows needed to be fed hay or pinned for sale.

Please see explanation on tax map I originally submitted with the Subdivision forms.

Please confirm that this existing use in place since 1990 is grandfather in since there is no change in use or location.

If further information is needed, please advise.

Sherry D. Olson, Esq.

Sherry D. Olson, P.C.

Email: [sdopc@etcmail.com](mailto:sdopc@etcmail.com)

Cell: 404 433 3964