

October 4, 2024

Hernando County
Department of Planning and Zoning
789 Providence Boulevard
Brooksville, FL 34601

Re: Key No. 1583245
Section 33, Township 21, Range 18 East
File No: 1486601 - Class D Subdivision

Dear Hernando County Department of Planning and Zoning,

This is an official appeal letter in response to the denial for File No: 1486601 Class D Subdivision. Our request was denied because the proposed subdivision does not meet Hernando County's Ordinance as follows.

Sec. 26-3(e) Class D (2)i – 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.

This is a petition for relief from the hardship that would be placed on our family due to the denial of this subdivision. In order to maintain ownership of the majority of our land, we are required to split and sell of the smaller portions. Failure to do so will place the unnecessary burden of selling the entire land, giving up on our dream, and leaving Hernando County, FL.

We have been a resident of Hernando County for over 10 years, we purchased this land over 2 years ago with the dream of building it into a farm/ranch for our neighborhood and community. We're taking a different permaculture/conservation approach to farming by conserving the environment here and bringing back nature/wildlife into our farming practices.

There is currently an access and WREC utility easement on the east side of the two parcels, 1428510 and 1583245 that allows utility and access to both parcels from Filbert Rd.

Approval of this subdivision would allow for the possibility of 2 more homes to be developed on larger parcels bringing revenue to Hernando County. It would also allow for us to continue funding our community/conservation efforts. We would greatly appreciate Hernando County providing us an exception to this ordinance and granting the subdivision of this lot.

Attached you will find a copy of the recorded easement providing access to the parcels on the east side as well as a ground photo showing physical access.

Thank you,

William Cada

Ground level view of utility and access easement that provides access to the 2 lots from Filbert road.

