

November 17, 2023

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

Re: Key No. 1428510
Section 33, Township 21, Range 18
File No: 1472733 Class D Subdivision APPEAL

Dear Hernando County Department of Planning and Zoning,

This is an official appeal letter in response to the denial for File No: 1472733 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 a WREC utility easement on the east side of all 3 parcels 1538367, 1428510, and 1583245 that allows utility access to all 3 parcels from Filbert Rd.

Approval of this subdivision would allow for the possibility of 3 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 the current lot layout, our proposed lot layout, as well as google maps and aerial views of the utility easement.

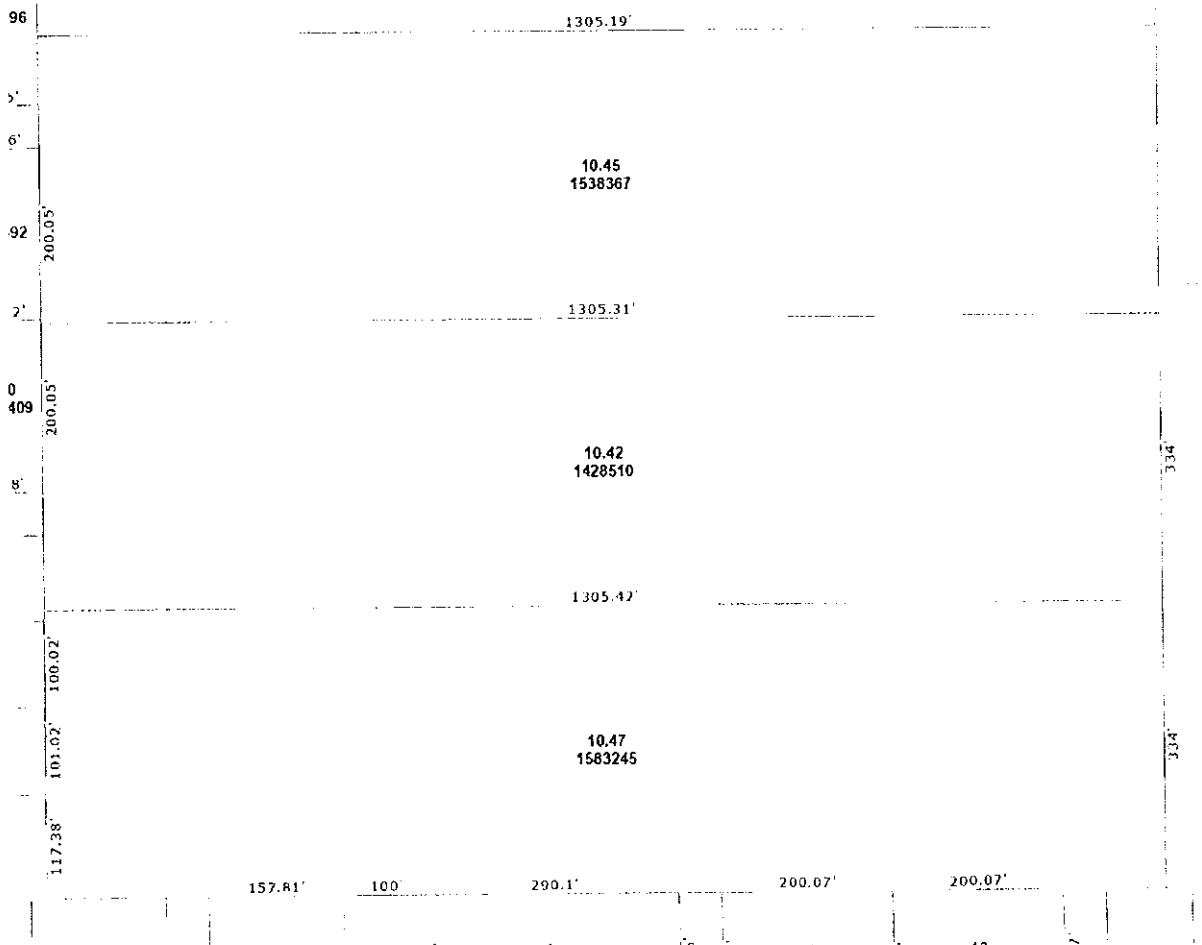
Thank you,



William Cada

Current lot layout for lots 1538367, 1428510, and 1583245.

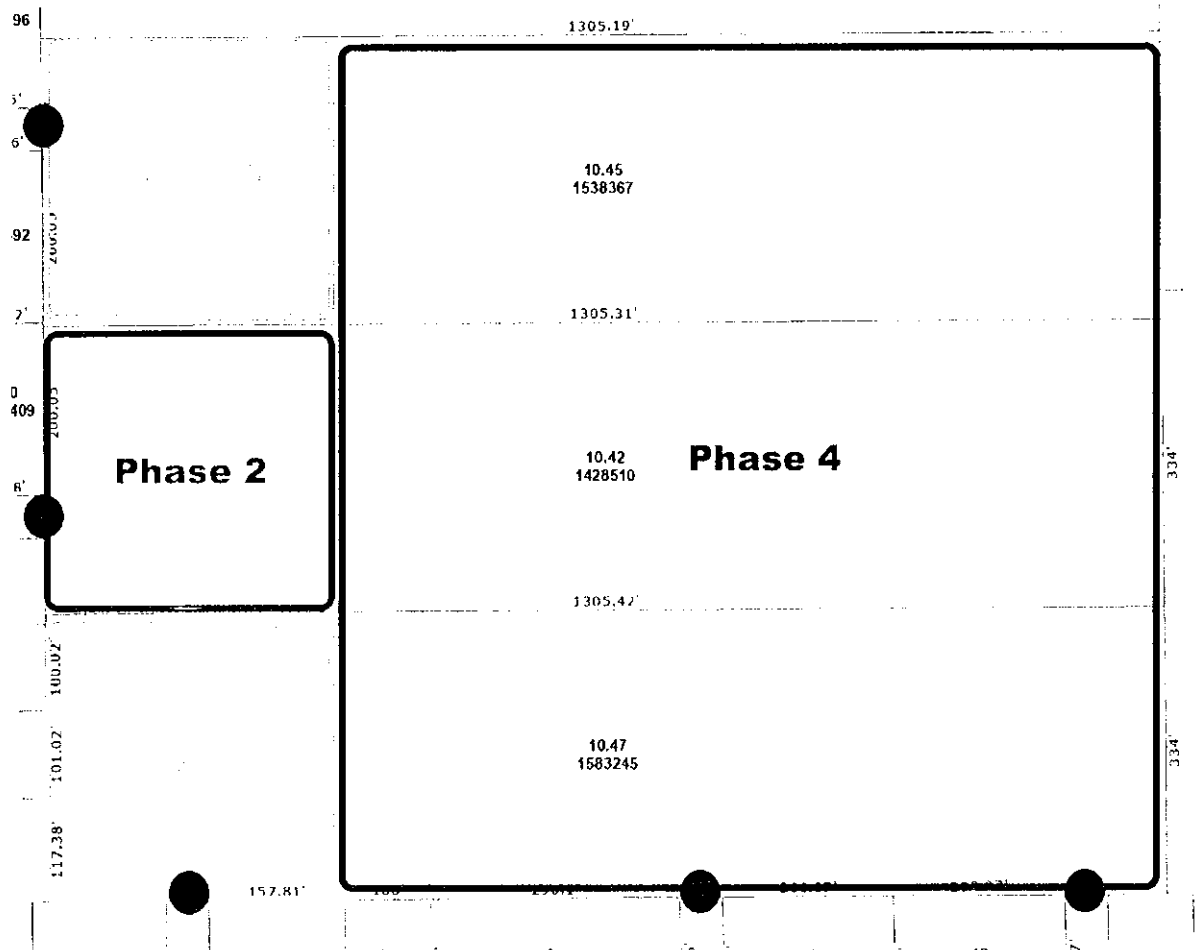
3 rectangular lots, lots 1538367 and 1428510 currently have street access on the West end of the lot. Lot 1583245 has 3 street access points on the South end.



Proposed lot layout for lots 1538367, 1428510, and 1583245

While this subdivision request ONLY includes the lot subdivision of 1538367 (Phase 1), below is our proposed plan of subdividing all 3 lots into Phase 1, Phase 2, and Phase 3. Once all 3 lots have been subdivided we would then combine the remaining lots into 1 shown in Phase 4.

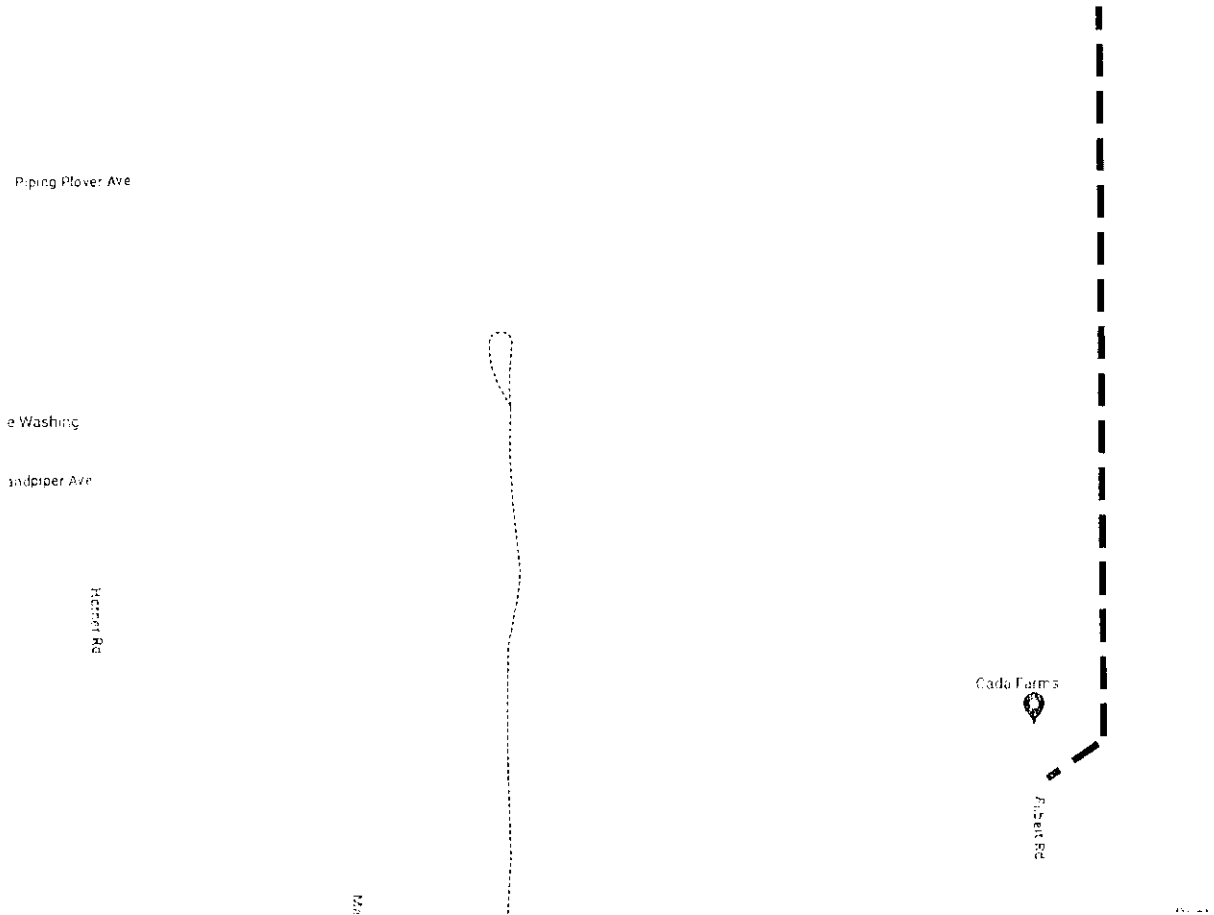
The red dots indicate street access into each lot after all Phases are completed.



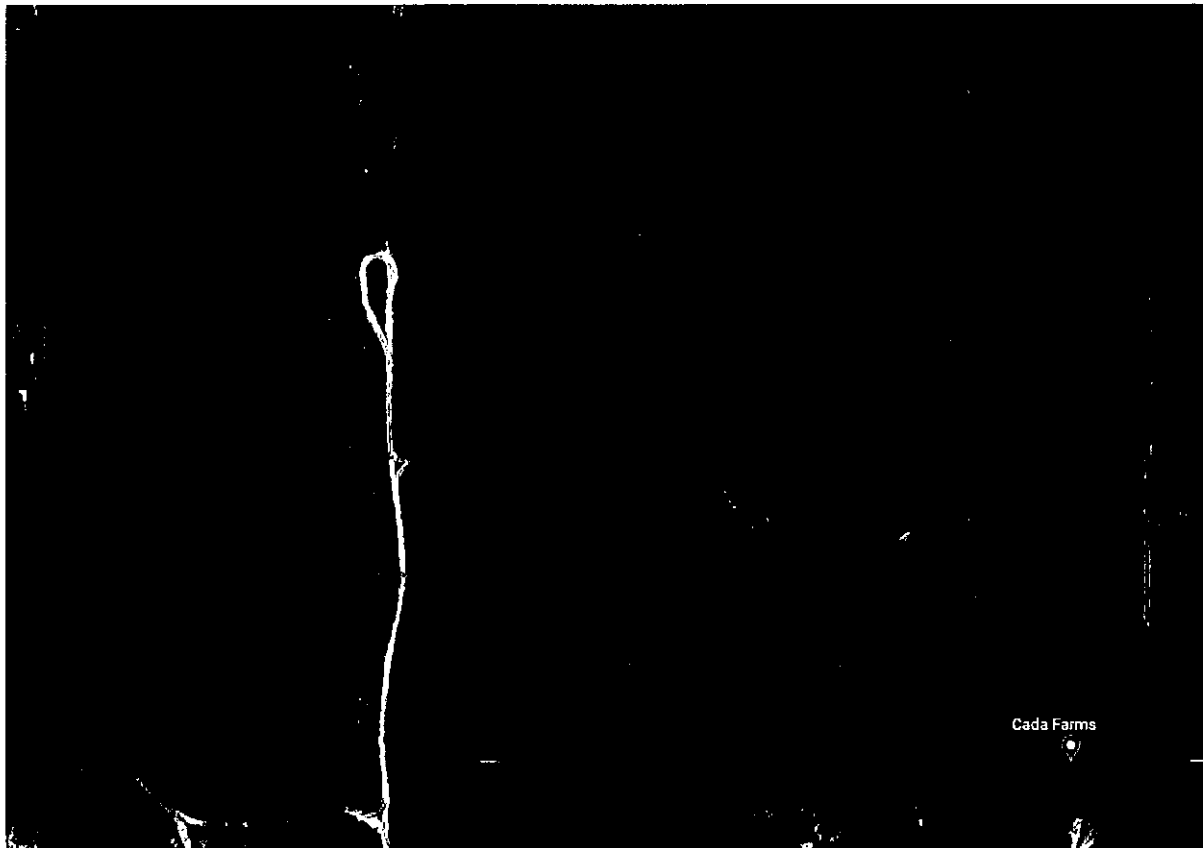
Current Utility Easement on East End of Lots

This google map image shows the current utility easement that runs from Filbert Rd up through the 3 lots. The power lines on this easement feed our farm building as well as the other lots North of our 3.

The power lines and easement are shown in in the red dotted line below.



Google Aerial view of the easement as well as an on ground photo of the easement showing power lines and access ability.



Ground level view of utility easement that provides access to all 3 lots from Filbert road.

