

RESOLUTION NO. 2025 - _____

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **HARDSHIP**, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

PETITIONER: Louis Carastro and Helen J. Carastro

FILE NUMBER: 1511789

PURPOSE: To divide 9.6 acres into two parcels creating Parcel 1 (4.8 acres) and Parcel 2 (4.8 acres)

GENERAL

LOCATION: A portion of Section 32, Township 21 South, Range 18 East, lying on Centralia Road.

PARCEL KEY: 1520535

REQUEST: The Petitioners were denied a Class D Subdivision to divide 9.6 acres into two parcels, creating Parcel 1 (4.8 acres) and Parcel 2 (4.8 acres), for failing to meet all the requirements for a Class D Subdivision set forth in Chapter 26, Article I, Section 26-3(e) of the Hernando County Ordinance Code (hereinafter, individual provisions referred to as "Section"). Therefore, the Petitioners request relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**, pursuant to Section 26-3(f) of the Hernando County Ordinance Code.

FINDINGS

OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the Petitioner's request to be credible and to constitute competent substantial evidence. In further support thereof, the BOCC makes the following specific findings of fact:

1. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would NOT place an

undue burden on the Petitioners.

**CONCLUSIONS
OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code would NOT place an undue burden on the Petitioners.

ACTION:

Based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby DENIES the Petitioners' request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Ordinance Code due to **HARDSHIP**.

ADOPTED IN REGULAR SESSION THE _____ DAY OF _____ 2025.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Name: _____
Title: Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez
County Attorney's Office