



October 17, 2025

Brian Hawkins, Chairman
Hernando County Board of County Commissioners
15470 Flight Path Dr.
Brooksville, FL 34604

Re: Petition for Relief from Hardship for Denial of Class D Subdivision – Louis and Helen Carastro – Key Number 1520535 – Section 32, Township 21, Range 18 East- File Number 1511789

Dear Mr. Hawkins:

Please accept this letter as a Petition for Relief from Hardship pursuant to Chapter 26, Article I, Section 26-3(f) of the Hernando County Code of Ordinances (“Code”). My clients, the Carastros, seek to subdivide their 9.6 acre parcel into two 4.8 acre parcels on Centralia Road as shown below:





The Carastros seek to subdivide the property to be able to build one home on each lot: one for the Carastros and the second for their son to live next to them. Mr. Carastro is nearing 80 years old this year and has been recently diagnosed with Glaucoma. As a result, he needs assistance from his son and residing at a home in close proximity would greatly assist him.

The initial request for a Class D Subdivision was denied because this property was previously subdivided from the larger, surrounding property as part of a Class C Subdivision in 2003; therefore, the instant Class D Subdivision application does not meet the requirement of Section 26-3(e) of the Code that the lots in a new subdivision must be created from an agricultural zoned parent parcel existing before 1990. *See* App. A, Art. IV, § 6A(6), Code (providing that agriculturally zoned parcels existing prior to January 1, 1990 may be subdivided to a lot size smaller than the minimum lot size allowed in the agricultural zoning district). Specifically, a parcel existing before 1990 that is a minimum of 7.5 acres but less than 10 acres can be subdivided into a maximum of 3 parcels with a minimum lot size of 2.5 acres.

A property owner may apply for a petition for relief from hardship if the provisions of Chapter 26 of the Code, “would place upon them an undue burden.” § 26-3(f), Code. The Hernando County Board of County Commissioners (“BOCC”) may approve the proposed subdivision by determining the following: (1) the Code has placed an undue hardship on the property owner; (2) all lots proposed meets with the minimum lot size of the property’s zoning district and conforms with Comprehensive Plan; (3) all lots have a minimum 15-foot access and utility easement; and (4) all deeds for properties in the subdivision contain the statement informing purchasers that the land is subject to a subdivision that has not been platted and that Hernando County has no obligation to maintain or improve roads in the subdivision.

Because the Carastro’s property was previously subdivided in 2003, it does not qualify as a “parent parcel” that can be subdivided. The inability to subdivide the property creates an undue burden on the Carastros in the use and enjoyment of their land, especially in light of the majority of residential lots to the east, southeast, and southwest of the property. The lots themselves will be almost twice as large as permitted by the Code if the Carastro’s property was determined to be a “parent parcel.” *Id.* App. A, Art. IV, § 6A(6).

The property itself is in the residential future land use category while the smaller lots to the east are actually in the rural future land use category. The Carastro’s subdivision proposes two single-family homes on the property, with each sitting on 4.8 acres, which will be more consistent with the residential future land use category and the Comprehensive Plan strategies related to that use. *See* Objectives 1.04B, 1.10B, Comprehensive Plan. The subdivision into two 4.8 acre lots conforms with the policies of the Comprehensive Plan by retaining the residential character of the property as well as provides for a compatible residential use. *Id.*

Each lot shall have a 15-foot wide access directly to Centralia Road and the deeds for each property will contain the required language from the Code.



Enclosed with this letter is an original signed and sealed survey. Because there are no flood zones on the property, none are marked on the survey. The property is currently vacant, so no setbacks for existing structures are shown. All future development on the properties would comply with the setback requirements for each subdivided property.

Please let me know if you need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'KJ Benda', with a long horizontal flourish extending to the right.

Kyle J. Benda

cc: William Hunt, Planner I