

**HERNANDO COUNTY PLANNING  
DEPARTMENT CLASS D SUBDIVISION  
REVIEW APPLICATION**

1653 Blaise Dr.  
Brooksville, FL 34601  
352-754-  
akidd@co.hernando.fl.us

Date: 8/8/24

APPLICANT: <u>William Cada</u>	
Mailing Address: <u>12367 Filbert Rd</u>	
City, State, Zip Code: <u>Brooksville FL 34614</u>	
Daytime Phone: <u>727-777-8962</u>	Email: <u>Will. cada@gmail.com</u>
REPRESENTATIVE: <u>William Cada</u>	
Mailing Address: <u>12367 Filbert Rd</u>	
City, State, Zip Code: <u>Brooksville FL 34614</u>	
Daytime Phone: <u>727-777-8962</u>	Email: <u>Will. cada@gmail.com</u>
<b>Legal Description:</b> Write the complete legal description of the property below. Include Section, Township and Range, Subdivision Name, Lot, Block, and Unit Number. Attach additional sheet if necessary.	
<u>Attached</u>	
PARCEL KEY NUMBER <u>1583245</u>	SEC <u>/</u> TWP <u>/</u> (S) RANGE <u>/</u> (E)
Size of Area Covered by Application: <u>10 acres</u>	
Highway & Street Boundaries: <u>Marvelwood Rd</u>	
Number of Parcels Proposed: <u>2</u>	
Minimum Size(s) of Lot(s) Created: <u>2.5 acres &amp; 7.5 acres</u>	

**ACKNOWLEDGMENT**

This acknowledgment must be signed in the presence of a Notary Public.

I, William Cada, hereby state and affirm that I have read the instructions for filing this application and that:

- I am the owner of the property covered under this application.
- I am the legal representative of the owner of the property described, which is the subject matter of this application.

All answers to the questions in said application, all sketches and data attached and made part of this application are honest and true to the best of my knowledge and belief.



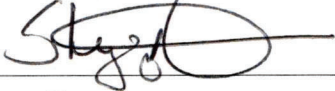
Signature of Applicant or Representative

**STATE OF FLORIDA**

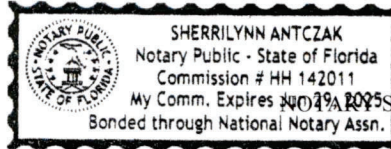
**COUNTY OF HERNANDO**

On this the 8<sup>th</sup> day of August, 2024, before me, the undersigned Notary Public of the State of Florida, personally appeared William Cada and whose name(s) is/are subscribed to the within instrument, and acknowledge that he/she/they executed it.

WITNESS my hand and official seal



Notary Signature



SEAL & COMMISSION

EXPIRATION:

The individual(s) are  personally known to me or,  presented the following Identification: FL-DL

# Property Split Tax Clearance Form

**Florida Statutes: Title XIV**  
**§197 Taxation and Finance**

**§197.192** *Land not to be divided or plat filed until taxes paid. No land shall be divided or subdivided and no drawing or plat of the division or subdivision of any land, or declaration of condominium of such land, shall be filed or recorded in the public records of any court until all taxes have been paid on the land.*

As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be split have been paid through the current tax year.

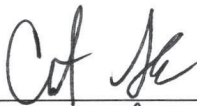
DATE: 8/8/24

I, hereby certify that the property taxes on parcel

Key number 1583245 have been paid through the current tax year.

2023.

Sally L. Daniel, CFC  
Hernando County Tax Collector  
*Hernando County Government Center*  
*20 North Main Street, Room 112*  
*Brooksville, FL 34601*  
*(352) 754-4180*

By:   
Print Name: Cere Haas  
Title: CSL

SEAL



**INSTRUCTIONS FOR APPROVAL OF CLASS D SUBDIVISIONS**  
**(A parcel division creating two parcels)**

The following information must be supplied by the petitioner in order to be reviewed by Hernando County:

1. Complete application sworn by the petitioner, owner, or representative.
2. Representative requires a notarized letter of authorization from the property owner.
3. Proof of ownership (copy of recorded deed).
4. **Property Split Tax Clearance Form must be executed by the Tax Collector's Office certifying property taxes on the property proposed to be split have been paid through the current tax year. (Form attached)**
5. **One signed/sealed copy of a survey or surveyor's sketch and description, including the following:**
  - a. **Lot dimensions of each parcel**
  - b. **Legal description of each parcel**
  - c. **Location and width of easement if required.**
  - d. **Location of any flood prone area within proposed subdivision (Zone AE, Coastal AE, or VE).**
6. **The parent parcel must front on a County owned and maintained right of way.** If access is created to a State Highway, contact Florida Department of Transportation for permits.
  - a. **Driveway location must be approved by the Hernando County Department of Public Works (application attached).**
  - b. **The minimum access and utility easement width is fifteen (15') feet and must be cleared and passable by automobile.** When a parcel is served via an easement the applicant is responsible for designating whether the driveway apron will be built prior to the subdivision approval or concurrent with building construction on the parcel.
7. The Southwest Florida Water Management District has requested to review all subdivisions for compliance with the District's rules and regulations. Any improvement of any newly created parcels may require permits from the District. Contact the Southwest Florida Water Management District Information.
8. **Filing fee of \$150.00**
9. Upon approval of this Class D Subdivision, the Property Appraiser's Office will create separate parcels with individual parcel numbers, assessments, and tax bills.
10. Each parcel created will receive individual fire assessment.
11. If you have any questions regarding this application, please contact the Hernando County Planning Department at (352) 754-40457.

Marvelwood - 1582245

ATTACHED LEGAL DESCRIPTION

10 AC MOL IN W1/2 OF SW1/4 LYING S OF CENTRALIA RD & E OF ROYAL HIGHLANDS UNIT 6 AKA LOT 8 IN  
CLASS C SUB AS