



DEPARTMENT OF DEVELOPMENT SERVICES

PLANNING & ZONING DIVISION

1653 BLAISE DRIVE ■ BROOKSVILLE, FLORIDA 34601

P 352.754.4047 www.HernandoCounty.us

10/22/2025

Francisco & Nadine Archbold
12474 Hilltop Farms Dr.
Dade City, FL 33525-6096

RE: Key # 27009 / Parcel # R2412221088002300010
Section 24, Township 22 South, Range 21 East
File No: 1512480

Dear Mr. & Mrs. Archbold,

This letter is the formal notice of County approval to reconfigure your parcels. The reconfiguration is approved for the two parcels as shown and described on the attached Exhibit "A" and Exhibit "B" survey dated 10/03/2025. This change is at the request of the parcel owner.

The subject parcels are Zoned R1C and appears to be located in Flood Zone AE & X.

Please note that it is the Applicant's responsibility to record this letter and survey in the Public Records of Hernando County.

You may now transfer your property as indicated on the attached drawing provided and subject to:

1. The Department of Public Works has approved the revised access locations as indicated. At such time a driveway installation or Right of Way improvement is proposed, a Right of Way permit or Building Department driveway permit will be required prior to construction and must meet Hernando County Facility Design Guidelines IV-26 and alignment approved.
2. Please note that approval from other local, state, and federal agencies may be required before building permits may be issued.
3. Construction or improvement on any newly created parcels may require permits from the Southwest Florida Water Management District prior to building. Contact the Southwest Florida Water Management District for additional information.
4. Any existing and proposed structures must meet the setback requirements for the Zoning district from the newly created property lines.
5. **The Property Appraiser's office will create separate parcels with individual parcel numbers, assessments, and tax bills upon receipt of the recorded copy of Zoning Department's approval letter and survey.**
6. **Each parcel created will receive individual fire assessment.**
7. You need to contact the Hernando County Property Appraiser's Addressing Department for assignment of addresses.

This letter and survey as well as any warranty deeds prepared for the newly created parcels, must be recorded in the public records of Hernando County. Thereafter, a recorded copy of this letter can be used as proof of the County's approval of your property reconfiguration.

Before any building permit will be issued on the newly created parcels, the deeds for the new parcels must be recorded in public records.

If I may be of further assistance in this matter, please contact me.

Sincerely,



William Hunt
Planner 1

cc (w/attachments):

Nicole Bertulli, Property Appraiser GIS Data
Cassandra Allain, Property Appraiser Addressing