



DEPARTMENT OF PLANNING AND ZONING

ZONING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4048 ♦ W www.HernandoCounty.us

Via Certified Mail

February 13, 2026

Justin and Hunter McMann
11003 Knuckey Rd.
Weeki Wachee, FL 34614

Re: **VACATION OF INNER EASEMENTS, ROYAL HIGHLANDS, BLK 739, LOTS 2 – 3, UNIT 8**

To whom it may concern.

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Mr. Gordon E McMann within the Royal Highlands platted subdivision**. The petitioner is seeking this vacation for **construction of his home**. A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **March 3, 2026**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

EASEMENTS TO BE VACATED:

LOT 2, BLOCK 739, ROYAL HIGHLANDS, UNIT NO. 8, ACCORDING TO THE MAP AND PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE(S) 3 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

AND

LOT 3, BLOCK 739, ROYAL HIGHLANDS, UNIT NO. 8, ACCORDING TO THE MAP AND PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE(S) 3 THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

VACATING THE 15-FOOT-WIDE DRAINAGE & UTILITY EASEMENT LYING ON THE EAST 7.5 FEET OF LOT 2 AND THE WEST 7.5 FEET OF LOT 3, BLOCK 739, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 3-13, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

TOTAL AREA OF DRAINAGE & UTILITY EASEMENT TO BE VACATED IS 2,812.5 SQUARE FEET.

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Stephanie J Rose

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