



DEPARTMENT OF PLANNING AND ZONING  
ZONING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4048 ♦ W [www.HernandoCounty.us](http://www.HernandoCounty.us)

Via Certified Mail

January 22, 2025

Mr. & Mrs. Mazio  
6821 Bluff Meadow Court  
Wesley Chapel, FL 33545

Re: VACATION OF INNER EASEMENT, RIDGE MANOR ESTATES, UNIT 2, BLK 38,  
LOT 17 & 18

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. and Mrs. Hance who are within the Ridge Manor Estates platted subdivision**. The petitioner is seeking this vacation to **construct a Single-Family home in the middle of both lots**. A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **November 19, 2024**, 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:

**A PORTION OF LOTS 17 & 18, BLOCK 38, RIDGE MANOR ESTATES, UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES 2 - 27, INCLUSIVE OF THE PUBLIC RECORDS OF HERANDO COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID LOT 18; THENCE N41°19'38"W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE S48°40'22"W, A DISTANCE OF 7.50 FEET; THENCE N41°19'38"W, A DISTANCE OF 281.24 FEET THENCE N48°40'22"E, A DISTANCE OF 15.00 FEET; THENCE S41°19'38'E, A DISTANCE OF 281.24 FEET; THENCE S48°40'22'W, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.097 ACRE (421.86 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.

*Jacqueline M. Mays*

Jacqueline M. Mays  
Hernando County Development Services  
Zoning Division  
352-754-4048 ext. 29115  
[jmays@hernandocounty.us](mailto:jmays@hernandocounty.us)



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Via Certified Mail

January 22, 2025

Mr. & Mrs. Roller  
1209 E. Curtis Street  
Laramie, WY 82072

Re: VACATION OF INNER EASEMENT, RIDGE MANOR ESTATES, UNIT 2, BLK 38,  
LOT 17 & 18

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