

1488579

**APPLICATION FOR PETITION TO VACATE, ABANDON, DISCONTINUE  
AND CLOSE, RIGHTS-OF-WAY, PLATS, EASEMENTS**

**This application must be submitted to the Zoning Department with all attachments and other items listed on the Instruction Sheet. Applications may not be reviewed until all required items are furnished. Please note that the vacation requested must be justified and the filing of the application or appearance at the public hearing does not assure approval of said application. The Petitioner or his/her representative is/are required to appear in person at the public hearing.**

1. Name of Petitioner: James + Sherie Hance  
 Mailing Address: 31 Chip ~~Street~~ Court  
 City Kissimmee State FL Zip 34759 Phone (407) 922-4866  
 Email Address: Sherierick@gmail.com

2. Name of Representative (if applicable): Joseph Pastore  
 Mailing Address: 5170 Mariner Blvd  
 City Spring Hill State FL Zip 34609 Phone (352) 683-5682  
 Email Address: office@pastorecustombuilders.com

\*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: Lots 17+18 Block 3B Unit 2  
~~7195 Octavia Lane~~  
 Key Number of area to be vacated: 855051 + 855060  
 Name of Subdivision: Ridge Manor Estates  
 Street Address: 7195 Octavia Lane

4. Are any other applications pending?

Variance \_\_\_\_\_ Conditional Use \_\_\_\_\_ Special Exception \_\_\_\_\_

Rezoning \_\_\_\_\_ Class I Subdivision \_\_\_\_\_ Other \_\_\_\_\_

5. Is the proposed vacation platted ☒ or an unrecorded subdivision \_\_\_\_\_?

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SEP 13 2024

Hernando County Development Services  
Zoning Division

6. What is the current zoning of the proposed vacation? Residential

7. Which companies provide the following?

Water/Sewer: N/A Telephone: \_\_\_\_\_

Electric: Withlacoochee Cable TV: Spectrum

8. Is there a Homeowner's Association? No

President's Name N/A

Email Address: —

Address: —

9. In your own words, briefly explain why you are applying for the vacation, why you feel that the vacation should be approved, and what use, if any, is planned for the vacated property. (A detailed explanation is to be provided in the separate statement required item #3 on the instructions.)

We are applying for the vacation so we can build  
a new home on the center of our property. We  
Feel this should be approved because there  
aren't any utilities currently there.

**The undersigned understands this Application and all other applicable items listed on the Instruction Sheet must be submitted completely and accurately before a hearing can be scheduled. The undersigned further understands that this process may take up to two (2) months to finalize. The County reserves the right to request additional information it may deem necessary in processing this application.**

Signature(s): S. Hance Date: 8/30/24

Signature(s): Jan R. Hance Date: 8/30/24

This application and documents submitted are public record pursuant to Ch119, F.S.



**PETITION TO VACATE, ABANDON, DISCONTINUE,  
AND CLOSE EASEMENT(S), RIGHTS-OF-WAY, AND PLATS**

The **Petitioner(s)** James + Sherie Hance  
who resides at 31 Chip Ct. Kissimmee FL 34759 and whose  
telephone number is (407) 922-4866 makes this application to the  
Board of County Commissioners to vacate the County's interest in that certain easement,  
alley, right-of-way, or plat as described as follows:

**Legal description of the subject area to be vacated (or may insert "See Survey"):**

"See Survey"

**Petitioner** will show that he/she has complied with the provisions and requirements in  
accordance with the Board of County Commissioners Policy No. 19-07 and Sections  
177.101 and/or 336.10, Florida Statutes.

**Petitioner** would further show that the above described property is not situated within the  
incorporated city limits of any municipality within Hernando County, Florida, and that  
the vacation of said area will not affect the ownership or right of convenient access of  
persons in anyway whatsoever.

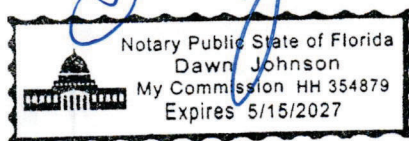
**Petitioner** has further indicated that he/she intends to post signs on the subject property  
described above giving notice of intent to petition the Board of County Commissioners to  
vacate the subject area in accordance with Florida Statutes, and the policies and  
procedures of the Board of County Commissioners.

**Wherefore, Petitioner** prays that the Board of County Commissioners of Hernando  
County accept the filing of this petition and set the same for a public hearing which will  
be advertised pursuant to the provisions of the Florida Statutes, at which time the Board  
may adopt a resolution vacating, abandoning, discontinuing and/or closing the subject  
area.

**Notice - This Petition is not deemed filed until receipt of applicable Petition  
fees upon notice by County of acceptance of a complete application.**

Petitioner S Hance Petitioner James R Hance

STATE OF FLORIDA  
COUNTY OF Hernando  
The foregoing instrument was  
acknowledged before me this 12  
day of Sept 2024,  
by Sherie Hance  
who is personally known to me  
or who has produced \_\_\_\_\_  
as identification.  
Notary Public Dawn Johnson



STATE OF FLORIDA  
COUNTY OF Hernando  
The foregoing instrument was  
acknowledged before me this 12  
day of Sept 2024,  
by James Hance  
who is personally known to me  
or who has produced \_\_\_\_\_  
as identification.  
Notary Public Dawn Johnson

