

**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: C&W Land Holdings, LLC
Mailing Address: 24247 Hideout Trail
City Land O' Lakes State FL Zip 34639 Phone 813-340-1329
Email Address: chrisbaylifelifehomes@gmail.com

2. Name of Representative (if applicable): ProCivil360, LLC
Mailing Address: 12 S. Main Street
City Brooksville State FL Zip 34601 Phone 352-593-4255
Email Address: fidcaro@procivil360.com

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: _____
Key Number of area to be vacated: 648623
Name of Subdivision: Ridge Manor Estates, Unit 2
Street Address: 8037 Treiman Blvd.

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 _____?

6. What is the current zoning of the proposed vacation? C1

7. Which companies provide the following?
Water/Sewer: _____ Telephone: Spectrum

Electric: WREC Cable TV: Spectrum

8. Is there a Homeowner's Association? No

President's Name _____

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.)

The property owner was made to merge his three
parcels and needs to vacate the easements to be
able to build on them.

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): Alan K. Garman Date: 11-3-22

Signature(s): _____ Date: _____

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)** C&W Land Holdings, LLC
who resides at 24247 Hideout Trail, Land O' Lakes, FL 34639 and whose
telephone number is 813-340-1329 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.

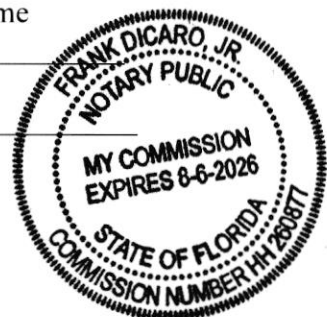
Wherefore, Petitioner prays that the Board of County Commissioners of Hernando
County accept the filing of this petition and set the same for a public hearing which will
be advertised pursuant to the provisions of the Florida Statutes, at which time the Board
may adopt a resolution vacating, abandoning, 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 Alan K. Gorman Petitioner _____

STATE OF FLORIDA
COUNTY OF Hernando
The foregoing instrument was
acknowledged before me this _____
day of 11-3 2022,
by Alan Gorman
who is personally known to me
or who has produced _____
as identification
Notary Public Frank Dicaro

STATE OF FLORIDA
COUNTY OF _____
The foregoing instrument was
acknowledged before me this _____
day of _____ 20____,
by _____
who is personally known to me
or who has produced _____
as identification.
Notary Public _____





Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
C & W LAND HOLDINGS, LLC

Filing Information

Document Number	L20000154782
FEI/EIN Number	85-1427671
Date Filed	06/05/2020
Effective Date	06/05/2020
State	FL
Status	ACTIVE

Principal Address

24247 HIDEOUT TRAIL
LAND O' LAKES, FL 34639

Changed: 03/10/2021

Mailing Address

24247 HIDEOUT TRAIL
LAND O' LAKES, FL 34639

Changed: 03/10/2021

Registered Agent Name & Address

WILLINGHAM, CHRIS
405 1ST STREET
ST. AUGUSTINE, FL 32084

Authorized Person(s) Detail

Name & Address

Title MGR

WILLINGHAM, CHRIS
405 1ST STREET
ST. AUGUSTINE, FL 32084

Title MGR

CHALK, DEREK
24247 HIDEOUT TRAIL
LAND O' LAKES, FL 34639

Title MGR

CHALK, STEFANIE
24247 HIDEOUT TRAIL
LAND O' LAKES, FL 34639

Annual Reports

Report Year	Filed Date
2021	03/10/2021
2022	01/28/2022

Document Images

01/28/2022 -- ANNUAL REPORT	<input type="button" value="View image in PDF format"/>
03/10/2021 -- ANNUAL REPORT	<input type="button" value="View image in PDF format"/>
06/05/2020 -- Florida Limited Liability	<input type="button" value="View image in PDF format"/>

Florida Department of State, Division of Corporations

(SEAL)

(SEAL)

Vacation Tax Clearance Form

Florida Statutes: Title XII
§177.101 Vacation and annulment of plats subdividing land.

§177.101 (4) Persons making application for vacations of plats either whole or in part shall give notice of their intention to apply to the governing body of the county to vacate said plat by publishing legal notice in a newspaper of general circulation in the county in which the tract or parcel of land is located, in not less than two weekly issues of said paper, and must attach to the petition for vacation the proof of such publication, together with certificates showing that all state and county taxes have been paid.

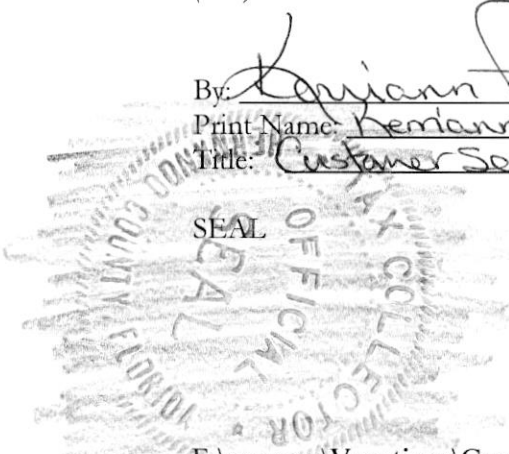
As a result of the above statute, you are required to provide this form signed by the Hernando County Tax Collector's Office certifying that the taxes on the property proposed to be vacated have been paid through the current tax year.

DATE: 11/4/22

I, Hernann Papineau, hereby certify that the property taxes on parcel key number 648623 have been paid through the current tax year.

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: Hernann Papineau
Print Name: Hernann Papineau
Title: Customer Service Rep





12 S MAIN STREET, BROOKSMILLE, FL 34601
 352-593-4255
www.procivil360.com

LETTER OF AUTHORIZATION

I, Chris Willingham, do hereby authorize Procivil360, LLC and its duly recognized members to act in my behalf for the landuse/permitting of facilities planned for property under my control located in Hernando County, Florida. The property has a designated key number of 648623 and recorded in O.R. Book 10, Page(s) 88-93, according to records of the Hernando County.

I acknowledge this authorization, by my signature below.

Chris Willingham

Date: 7/29/21

Print Name: Chris Willingham

Title: owner / MGR

Name
 Street Address
 City, State, Zip

SWORN TO AND SUBSCRIBED BEFORE ME, by Chris Willingham
 who is personally known to me or produced as identification, Florida Driver's
 and who did take an oath this 29th day of July, 2021. license

Alessandro Ventimiglia
 Notary Public, State of Florida
 My Commission Expires: 7/11/2025



Alessandro Ventimiglia
 Notary Public
 State of Florida
 Comm# HH151771
 Expires 7/11/2025




12 S. MAIN STREET, BROOKSVILLE, FL 34601
 352-593-4255
www.procivil360.com

LETTER OF AUTHORIZATION

I, Chris Willingham, do hereby authorize Procivil360, LLC and its duly recognized members to act in my behalf for the easement vacation process for property under my control located in Hernando County, Florida. The property has a designated key number of 648623 and recorded in O.R. Book 10, Page(s) 88-93, according to records of the Hernando County.

I acknowledge this authorization, by my signature below.

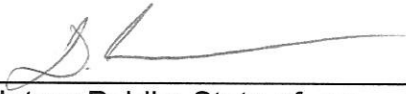
 Date: 11/16/22

Print Name: Chris Willingham

Title: Owner

Name - C3W LAND Holdings LLC
 Street Address 24247 Hideout Trail
 City, State, Zip Land O Lakes, FL 34639

SWORN TO AND SUBSCRIBED BEFORE ME, by Chris Willingham,
 who is personally known to me or produced as identification, FL DL,
 and who did take an oath this 16 day of November, 2022.


 Notary Public; State of Florida
 My Commission Expires: 8/22/26

