



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

June 26, 2025

Sierra Himes & Dixon Kessler  
14463 Duck Hawk Road  
Weeki Wachee, FL 34614

**Re: VACATION OF INNER EASEMENT, ROYAL HIGHLANDS, UNIT 7, BLK 495,  
LOTS 12 & 13**

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 **Florida 735 LLC, whose parcel is within the Royal Highlands 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 **August 5, 2025**, 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:

**LOTS 12 AND 13 BLOCK 495,  
ROYAL HIGHLANDS, UNIT NO. 7**

**VACATION OF EASEMENT DESCRIPTIONS:  
VACATING THE 7.5 FOOT IN WIDTH DRAINAGE & UTILITY EASEMENT THAT LIES PARALLEL WITH THE NORTH BOUNDARY LINE OF LOT 12. BLOCK 495 ROYAL HIGHLANDS UNIT 7. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110, INCLUSIVE OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND VACATING THE 7.5 FOOT IN WIDTH DRAINAGE & UTILITY EASEMENT THAT LIES PARALLEL WITH THE SOUTH BOUNDARY LINE OF LOT 13, BLOCK 495, ROYAL HIGHLANDS UNIT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110. INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA**

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)

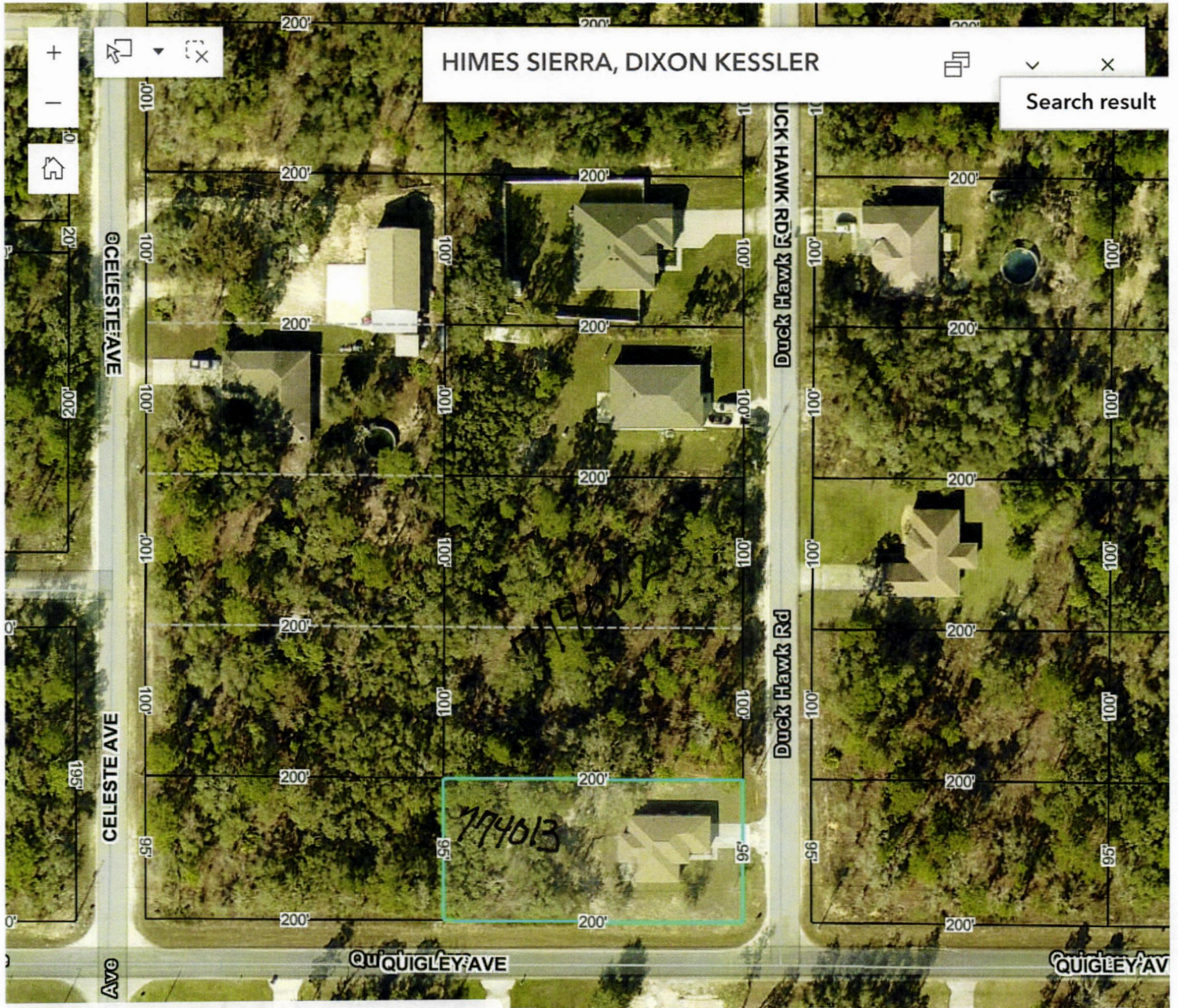




# HERNANDO COUNTY ZONING/FUTURE LAND USE

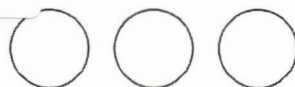


by: Hernando County Central GIS



SIERA HIMES & DIXON KESSLER  
14463 DUCK HAWK ROAD  
WEEKI WACHEE, FL 34614

KEY# 774013  
ROYAL HIGHLANDS UNIT 7  
BLK 495, LOT 11



Selected features: 1