

Request to Vacate Utility Easements

The Applicant, Solterra Property, on behalf of the Petitioners, requests to vacate platted utility easements on Parcel Key 196442 (“Lot 1”), Parcel Key 565819 (“Lot 2”), and Parcel Key 565855 (“Lot 3”) (collectively referred to as the “Site”), which are three contiguous lots situated in the northeast corner of the Rolling Oaks – Unit 1 Subdivision Plat in Hernando County. The Site is located on the corner of Anderson Snow Rd and Amero Ln, with single-family homes to the northwest and west, commercial uses to the south, and Anderson Snow Park to the east.

The Applicant seeks to vacate the following platted utility easements, which are further described in and depicted on the sketches submitted with this application:

- Lot 1:
 - Track A – a 7.5’ utility easement along the northern boundary
 - Track B – a 5’ utility easement along the eastern boundary
 - Track C – a 7.5’ utility easement along the southern boundary
 - Track D – a 7.5’ utility easement along the western boundary

- Lot 2:
 - Track A – a 7.5’ utility easement along the northern boundary
 - Track B – a 5’ utility easement along the eastern boundary
 - Track C – a 5’ utility easement along the southern boundary
 - Track D – a 7.5’ utility easement along the western boundary

- Lot 3:
 - Track A – a 7.5’ utility easement along the northern boundary
 - Track B – a 7.5’ utility easement along the eastern boundary
 - Track C – a 5’ utility easement along the southern boundary
 - Track D – a 7.5’ utility easement along the western boundary

The Rolling Oaks – Unit 1 Subdivision Plat was established in 1973 and required that each lot have platted easements along each lot line. However, in 2023, the Site was part of an approval for a multi-family development with a maximum of 200 units, therefore causing the existing platted utility easements within the Site to be no longer necessary. While unclear if the Site will be developed pursuant to the previously approved Master Plan, vacating the platted utility easements will allow for appropriate development of the Site in the future.