



APPLICATION FOR PETITION TO VACATE 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: Maronda Homes LLC of Florida_____

Mailing Address: 3917 W. Riga Blvd _____

City: Tampa_____State FL_____Zip: 33619___Phone 813-671-5340 ext: 3508__

Email Address: landesd@maronda.com_____

2. Name of Representative (if applicable): _____Daisy Landes_____

Mailing Address: 3917 W. Riga Blvd _____

City: Tampa_____State: FL _____Zip: 33619___Phone: 813-671-5340 ext: 3508__

Email Address: landesd@maronda.com_____

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: Brooksville, FL, Hernando County_____

Key Number of area(s) to be vacated: 774022_____

Name of Subdivision: Royal Highlands_____

Street Address: 14473 Duck Hawk Rd., Brooksville_____

4. Are any other applications pending?

Variance _____Conditional Use _____Special Exception _____

Rezoning _____Class I Subdivision _____Other _____

5. Is the proposed vacation platted Yes___or an unrecorded subdivision No___?

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

7. Which companies provide the following?

Water/Sewer: Private well & septic. Telephone: _____

Electric: Withlacoochee River Electric Cooperative _____ Cable TV: _____

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.)

Our customer wants to build a single family home in the middle of the property they are purchasing. The 2 lots consisting this parcel have been adjoined and the easement in the middle no longer serves a purpose.

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):



Date:

7/24/25

Signature(s):

Date:

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

PETITION TO VACATE EASEMENT(S)

The **Petitioner(s) Maronda Homes LLC of Florida** _____
who resides at 3917 W. Riga Blvd, Tampa, FL 33619 _____ and whose
telephone number is 813-671-5340 _____ 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.

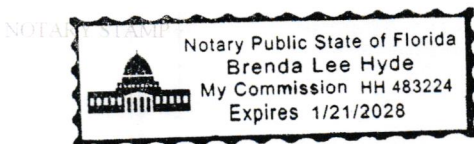
**Notice - This Petition is not deemed filed until receipt of applicable Petition
fees upon notice by County of acceptance of a complete application.**

Petitioner _____ Petitioner _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
The foregoing instrument was
acknowledged before me this 24TH
day of July, 2025,
by PETER MC DONAGHY
who is personally known to me
or who has produced _____
as identification.

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 B. Hyde _____ Notary Public _____





7/24/25

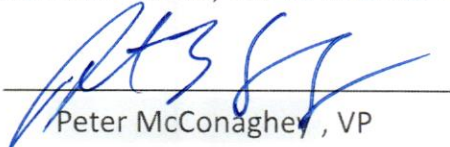
Hernando County Zoning Dept.
1653 Blaise Dr.
Brooksville, FL 34601

To Whom It May Concern:

I, Peter McConaghey, Vice President of Maronda Homes LLC of Florida, authorize Daisy Landes to act on my behalf solely for the vacation petition for the property located at 14473 Duck Hawk Rd., Brooksville, FL 34614.

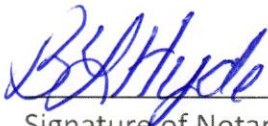
MARONDA HOMES, LLC OF FLORIDA

By: _____


Peter McConaghey, VP

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me this 24th day of July, 2025 by Peter McConaghey, Vice President of Maronda Homes LLC of Florida.

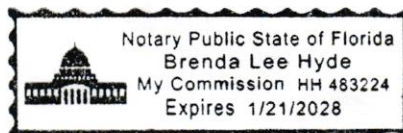


Signature of Notary Public

Personally known ☒ OR

Produced Identification _____

Type of Identification Produced



MARONDA *Homes*

7/24/25

14473 Duck Hawk Rd., Brooksville

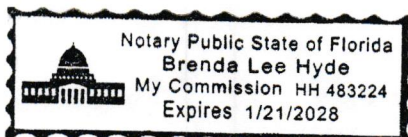
To Whom It May Concern:

We wish to vacate the easement between lots 12 & 13 on block 495 for address 14473 Duck Hawk Rd. Our customer is purchasing this parcel to build a home and they wish to place the single family home in the middle of the parcel. However, they cannot do this with the easement in the way. The 2 lots consisting of this parcel have been adjoined and the DUE in the center no longer has a purpose.

Best Regards,



Daisy Landes
Lot Acquisitions Manager
Maronda Homes LLC of Florida
813-671-5340 ext 3508



UNANIMOUS WRITTEN CONSENT
OF THE SOLE MEMBER
OF
MARONDA HOMES, LLC OF FLORIDA

The undersigned, constituent the sole Member of Maronda Homes, LLC of Florida (the "Company") and waiving all requirements of notice, consents to the company action specified below and adopts the following resolutions by written consent, without a meeting, pursuant to the Florida Revised Limited Liability Company Act:

RESOLVED, that the following officers, each acting singly, on behalf of the Company, be and are hereby authorized, empowered, and designated to enter into agreements to buy and sell individual lots and houses to purchasers to execute deeds to effectuate the buying or selling of individual lots, and to enter into short-term leases not to exceed two (2) years for such individual houses. Any officers previously appointed but not mentioned below are hereby removed or replaced.

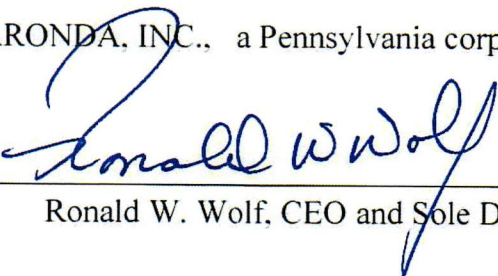
I FURTHER CERTIFY that the following persons hold the following offices with the Company.

Robert George Intille	President
Ronald W. Wolf	Vice President, Secretary
Chris Ruddle	Vice President, Treasurer
Leslie Anderson	Vice President
Alex J. Adams	Vice President
Wayne Broedel	Vice President
Peter McConahey	Vice President
Martin Moore	Vice President
Lance Gilmet	Vice President
Adam Gaslin	Vice President
Scott Faber	Vice President

IN WITNESS WHEREOF, the undersigned has executed this consent effective as of the 1st day of April 2025.

MARONDA, INC., a Pennsylvania corporation

By: _____


Ronald W. Wolf, CEO and Sole Director