



DEPARTMENT OF PLANNING AND ZONING

ZONING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4048 ♦ W www.HernandoCounty.us

Via Certified Mail

February 6, 2026

Storybook EST Homeowners Assoc
533 Storybook Ln.
Spring Hill, FL 34609

Re: VACATION OF THE FRONT OPEN SPACE LANDSCAPE EASEMENT, LEAVING THE FRONT 10 FOOT UTILITY EASEMENT IN STORYBOOK EST LOT 1.

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 **Sean and Crystal Schrader within Storybook Est plated subdivision**. The petitioner is seeking this vacation for the **removal of the front open space Landscaping Easement, Leaving the 10' Utility easement**. A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **March 3, 2026**, 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:

A PORTION OF LOT 1, STORYBOOK ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGES 40 AND 41 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120 FEET, A CENTRAL ANGLE OF 43°54'20" AND A CHORD BEARING AND DISTANCE OF N 50°33'44" E, 89.72 FEET TO THE POINT OF BEGINNING AND A POINT OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 90 FEET, A CENTRAL ANGLE OF 215°06'21" AND A CHORD BEARING AND DISTANCE OF N 00°02'03" W, 171.62 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 90 FEET, A CENTRAL ANGLE OF 145°01'09", AND A CHORD BEARING AND DISTANCE OF S 00°00'02" W, 171.68 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR UTILITIES OVER AND ACROSS THE EAST 10 FEET THEREOF PER PLAT BOOK 39, PAGES 40 AND 41, ALSO SUBJECT TO A SIGN EASEMENT OVER AND ACROSS THE EAST 5 FEET THEREOF, PER PLAT BOOK 39, PAGES 40 AND 41

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.

Stephanie J Rose

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Zoning Technician III

Hernando County Development Services

Zoning Division

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