

**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: Hideaway Commercial, LLC (Nathan Landers)

Mailing Address: (c/o Blackfin Partners, LLC) 4440 PGA Blvd., Suite 600

City Palm Beach Gardens State FL Zip 33410 Phone 561-299-0036

Email Address: development@blackfinpartners.com

2. Name of Representative (if applicable): same as Petitioner

Mailing Address: _____

City _____ State _____ Zip _____ Phone _____

Email Address: _____

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: Portions of both Nicasio Rd & Needham Ct adjacent to the
key numbers below and as depicted on the attached survey

Key Number of area to be vacated: Contiguous to Keys: 453306; 741969; 453315

Name of Subdivision: Royal Highlands

Street Address: 10334 Nicasio Rd

4. Are any other applications pending?

Variance _____ Conditional Use _____ Special Exception _____

Rezoning _____ Class I Subdivision X Other Major Site Plan

5. Is the proposed vacation platted X or an unrecorded subdivision _____?

6. What is the current zoning of the proposed vacation? C-2 (Commercial)

7. Which companies provide the following?

Water/Sewer: Hernando County Telephone: AT&T

Electric: WREC Cable TV: _____

8. Is there a Homeowner's Association? No

President's Name N/A

Email Address: N/A

Address: N/A

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 Nicasio Rd right of way vacation request is due to the road now being cut-off from Eagle Shore Drive/(fmrly Bourassa Blvd.) due to recent roadway and intersection improvements constructed as part of the Lake Hideaway project. Nicasio Rd used to directly connect to Bourassa Blvd. near its intersection with US-19, and as part of the Lake Hideaway roadway/intersection improvements, Nicasio Rd was recently converted to a dead-end road. The subject Hideaway Commercial LLC parcels are the only parcels directly abutting the portion of Nicasio Rd proposed to be vacated. Two other parcels also abut the existing right of way proposed to be vacated as shown on the ROW Vacate exhibit included with this application. The remaining Nicasio Rd right of way will remain as-is per the Royal Highlands plat (PB 12 PG 79).

The Needham Ct. right of way vacation is proposed within the existing cul-de-sac portion of the right of way adjacent to the Hideaway Commercial LLC parcels. As part of the Eagle Shore Drive/Bourassa Blvd. improvements, a new access was stubbed to align with Needham Ct, however it was not connected to Needham Ct due to lack of right of way needed in order to facilitate the connection. Hideaway Commercial LLC is acquiring the right of way needed to complete the connection of Needham Ct to Eagle Shore Dr./Bourassa Blvd. and proposes to dedicate this public right of way to Hernando County as part of the Hideaway Commercial replat application currently under review with the County. The remaining Needham Ct right of way will remain as-is per the Royal Highlands plat (PB 12 PG 79).

The proposed right of way vacations will be a net benefit to the public allow for safer ingress and egress from the Royal Highlands subdivision, while eliminating unneeded right of way that the County would otherwise need to maintain. Further, the public improvements to connect Needham Ct to Eagle Shore Dr./Bourassa Blvd., including right of way acquisition costs and roadway improvements, will be funded by the applicant.

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: 07/24/2026

Signature(s): _____ Date: _____

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