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SEP 30 2025

HERNANDO COUNTY ZONING



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: Michael Robert Ryan & April R Ryan

Mailing Address: 19592 Timberbluff drive

City Land O' Lakes State FL Zip 34638 Phone 727-277-5244

Email Address: Michael.r.ryan.Contact@gmail.com

2. Name of Representative (if applicable): NA

Mailing Address: NA

City NA State NA Zip NA Phone NA

Email Address: NA

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: Middle of recently merged property

Key Number of area(s) to be vacated: 803250

Name of Subdivision: Royal Highlands unit 8

Street Address: Jenifer Ln

4. Are any other applications pending? NO

Variance _____ Conditional Use _____ Special Exception _____

Rezoning _____ Class I Subdivision _____ Other _____

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

6. What is the current zoning of the proposed vacation? R1C

7. Which companies provide the following?

Water/Sewer: Well/Septic Telephone: Spectrum

Electric: Withlacoochee electric Cable TV: Spectrum

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.)

we recently purchased and successfully merged the adjacent parcels into a single lot.

The existing easement runs through the center of the newly combined property.

We cannot make full use of our land. We are requesting the easement be

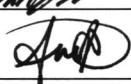
vacated in order to construct a single family home in the center of the lot.

This will also allow for proper site planning. Vacating the easement is necessary

to proceed with our home and ensure it complies with standards and requirements.

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: 7/17/2025

Signature(s):  Date: 7/17/2025

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