



DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4048 ♦ W www.HernandoCounty.us

June 19, 2026

Richard and Tracy McCoskey
13110 Marbled Godwit Rd
Weeki Wachee FL 34614

**Re: VACATION OF THE INNER EASEMENT IN ROYAL HIGHLANDS UNIT 6 BLK 382
LOTS 3 & 4.**

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 **Joshua Boyle within Royal Highlands plated subdivision**. The petitioner is seeking this vacation for the **removal of the inner Easement** to build a home. A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **July 7, 2026 at 9am**, in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, 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:

COMMENCE AT THE NORTHWEST CORNER OF LOT 3, BLOCK 382, ROYAL HIGHLANDS, UNIT NO 6, RECORDED IN PLAT BOOK 12, PAGES 67-79, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE RUN N 90°00'00"E, A DISTANCE OF 305.00 FEET; THENCE RUN S 00°00'00"E, A DISTANCE OF 73.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 382; THENCE RUN S 77°11'40" W, A DISTANCE OF 7.69 FEET TO THE POINT OF BEGINNING; THENCE RUN S 00°00'00"W, A DISTANCE OF 7.69 FEET; THENCE RUN S 77°11'40"W, A DISTANCE OF 294.87 FEET; THENCE RUN N 35°17'43" W, A DISTANCE OF 8.12 FEET TO A POINT ON THE COMMON LINE BETWEEN AFOREMENTIONED LOT 3 AND LOT 4, BLOCK 382; THENCE RUN S 77°11'40" W, A DISTANCE OF 0.28 FEET; THENCE RUN N 00°00'00" E, A DISTANCE OF 7.69 FEET; THENCE RUN N 77°11'40" E, A DISTANCE OF 299.96 FEET; THENCE RUN S 00°00'00" W, A DISTANCE OF 7.69 FEET TO THE BEGINNING.

CONTAINING: (4,479.29 SQ. FT.) MORE OR LESS.

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 Division
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