



DEPARTMENT OF PLANNING AND ZONING

ZONING DIVISION

1653 BLAISE DRIVE ◆ BROOKSVILLE, FLORIDA 34601

P 352.754.4048 ◆ W www.HernandoCounty.us

Via Certified Mail

December 29, 2025

Olga Rios
3246 Amherst Ave
Spring Hill FL 34609

Re: VACATION OF INNER EASEMENTS, ROYAL HIGHLANDS, BLK 84, LOTS 9 & 10, UNIT 1B

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 **Mr. and Mrs. Cotroneo within the Royal Highlands platted subdivision**. The petitioner is seeking this vacation for **construction of their home**. A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **February 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:

REQUEST TO VACATE:

COMMENCE AT THE SW CORNER OF LOT 9, ALSO KNOWN AS THE NW CORNER LOT 10, ALL IN BLOCK 84, ROYAL HIGHLANDS UNIT NO. 1-B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 82-91, INCLUSIVE OF THE REPUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, POINT BEING NOW ESTABLISHED WITH A CAPPED ½" IRON ROD STAMPED 'LB 5232'; THENCE RUN ALONG THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 7.50 FEET TO THE POINT OF BEGINNING. THERE RUNS PARALLEL WITH THE WEST LINE OF LOT 9, AS IT IS NOW ESTABLISHED, N00°01'17"E, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, S89°57'59"E, 297.65 FEET TO A POINT THAT IS 5.00 FEET WEST OF THE EAST LINE OF SAID LOT 9, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL WITH THE SAID EAST LINE, S00°02'54"E, 7.50 FEET TO A POINT OF ON THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10; THENCE RUN PARALLEL TO THE EAST LINE OF LOT 10, AS IT IS NOW ESTABLISHED, S00°01'06"W, 7.50 FEET; THENCE RUN PARALLEL TO THE COMMON PROPERTY LINE OF SAID LOT 9 & LOT 10, N89°57'59"W, 297.64 FEET TO A POINT THAT IS 7.50 FEET EASE OF THE WEST LINE OF SAID LOT 10, AS IT IS NOW ESTABLISHED; THENCE RUN PARALLEL TO THE SAID WEST LINE, N00°06'49"W, 7.50 FEET TO THE POINT OF BEGINNING. SAID VACATE CONTAINING 4464.7 SQUARE FEET 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 Rose

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