

TARAPANI PLANNING STRATEGIES, LLC
128 EAST TARPON AVENUE
TARPON SPRINGS, FLORIDA 34689
C.TARAPANI@TARAPANIPLANNING.COM
TELEPHONE 727-642-2030

VIA HAND DELIVERY

November 5, 2025

Ms. Jackie Mays, Zoning Manager
Hernando County Development Services Department
1653 Blaise Drive
Brooksville, Florida 34601

Re: Tractor Supply- Application to Partially Vacate Easements

Dear Ms. Mays:

On behalf of my client Tractor Supply, I am submitting the enclosed Application to Partially Vacate two Easements located on the proposed Tractor Supply site. The Tractor Supply site is located within the commercial portion of Suncoast Landing, and is generally located north of County Line Road, south of Frontage Road, east of the Suncoast Parkway and west of Trillium Boulevard.

The Application requests to partially vacate a western easement and a southern easement on the Tractor Supply site. We have coordinated this request with Scott Rimby and he has stated that he has no objections to the request. A complete application is enclosed along with a check for the application fee in the amount of \$300.00. After your review, please advise if you have any questions or need additional information.

Thank you for your assistance.

Sincerely,



Cynthia Tarapani, Owner/ Authorized Member
Tarapani Planning Strategies, LLC

c: Neal Bates, Primax Properties, w/ enclosures

**TRACTOR SUPPLY
EASEMENT/ RIGHT-OF-WAY VACATION APPLICATION**

**EXHIBIT # 3
STATEMENT OF JUSTIFICATION OF VACATION**

Tractor Supply is the contract purchaser of three platted lots within Suncoast Landing Phase I Subdivision located on the north side of County Line Road, south of Frontage Road and west of Trillium Boulevard. The Tractor Supply site is proposed for a retail store which is an allowable use in the site's PDP-GC Zoning District. On August 11, 2025, the Hernando County Planning Commission approved a Special Exception to allow outdoor display of utility trailers on the site.

Tractor Supply has submitted a building permit application and plans to the County's Building Department to allow the construction of the project and these plans are currently under review. As part of the design process, Tractor Supply confirmed with Hernando County Utilities Department that it is acceptable to modify these two existing easements while retaining adequate width for the existing utilities. Tractor Supply wishes to slightly reduce the size of these two easements through partial vacations of each easement as described below:

1. Southern Easement: This easement runs along the south property line of Lots C-11 and C-12 of Suncoast Landing Phase I Subdivision. Almost all of the easement is 20' wide but at the eastern terminus of the easement, the easement expands to a 30' width (north/south direction). This wider area was previously needed to accommodate a lift station that has now been removed and replaced by a new lift station constructed north of the Tractor Supply site. Therefore, Tractor Supply wishes to vacate the north 10' of the easement at the eastern edge of the easement and it is acknowledged that a 20' continuous easement along the southern property line will remain in existence.

It should be noted that the original granting of this Southern Easement was granted solely for the benefit of Hernando County Water and Sewer District and not to any other utilities. This easement was originally granted on June 8, 1999 and recorded at Official Records Book 1283, Page 150. The Easement was amended in January 13, 2000, but there were no changes to the size or location of the easement or the original grantee; and there were no other grantees added to the Easement.

2. Western Easement: There are two easements that run along the western property line of Lot C-12, which is also the western property line of the Tractor Supply site. There is an exterior easement adjacent to the western property line that is 15' in width and a second interior easement next to the exterior easement that is 15' in width. Taken together, these two easements result in a total easement width of 30' along the western property line. The Applicant requests to reduce the width of the interior easement from the current 15' to 10', a reduction of 5' in width. The exterior easement is not proposed to be changed

or vacated. Therefore, if the partial vacation of the Western Easement is approved, the remaining easements will total 25' in width.

The Applicant wishes to partially vacate the two easements as described above so that the site's drive aisle and landscaping are located totally outside of the easements. If the easements are modified as requested in this Application, these site features will be located outside of the easements, which will reduce the potential for disruption of the drive aisles and landscaping should construction on the utility lines located in the easements be necessary in the future.

The specific reasons that justify the partial vacation of the two easements include the following reasons.

I. Change of Conditions in the Area

The lift station that was previously located at the east end of the Southern Easement is no longer in existence and, therefore, the additional 10' of width is no longer needed. The Hernando County Utilities Department agrees that the remaining 20' wide easement will be sufficient to protect the existing water line located within the easement.

With regard to the Western Easement, the Utility Department has agreed that a reduction of the easement by 5' from the current width of 30' to the proposed 25' in width is sufficient to protect the existing water line located in the easement.

II. Benefits to the Community

The primary benefit to the community of the partial vacation is that the Tractor Supply project can proceed without any concern about future utility construction that would impact its drive aisles and landscaping that could require rebuilding of these site features. Additionally, the construction of a new Tractor Supply store that is not currently present in this area of Hernando County presents new shopping benefits to the residents of the County.

III. Use Planned for Area to be Vacated

If the portions of the two Easements are vacated, they will be used for drive aisles and landscaping for the Tractor Supply retail store.