



BLACKFIN PARTNERS

July 25, 2026

Hernando County Zoning Department
789 Providence Blvd.
Brooksville, FL 34601
(352) 754-4048 Ext. 29105
(352) 754-4151 Fax

To Whom It May Concern:

The Petitioner, Hideaway Commercial, LLC (c/o Blackfin Partners, LLC) who is the owner of record for Parcel Key #453306, 741969, and 453315, respectfully requests that the Hernando Board of County Commissioners approve the vacation of Nicasio Road public right-of-way that lies between Parcel Key #453306, 741969, 453315 and the eastern right of way line of US Highway 19 (Commercial Way) because it no longer serves a present or reasonably foreseeable future public transportation purpose and its vacation will facilitate an overall improvement to the County's public roadway system.

As a result of adjacent roadway improvements to Eagle Shore Drive, formerly known as Bourassa Boulevard, recently completed in conjunction with the Lake Hideaway project, the subject Nicasio Road right-of-way has been rendered obsolete and now terminates in a dead end near the northeast quadrant of US Highway 19 and Eagle Shore Drive. The segment in question no longer functions as a through roadway as it did prior to the Eagle Shore Drive improvements, and does not provide meaningful public access or connectivity to adjacent roadways or properties under separate ownership, and is no longer needed to serve the traveling public. The existing roadway network that lies outside the proposed Nicasio Road right-of-way vacation limits adequately provides access to all surrounding properties without reliance on the subject portion of Nicasio Road right-of-way that is proposed to be vacated.

The Petitioner also requests the vacation of the existing cul-de-sac right-of-way within Needham Court. Vacating this area will allow the Petitioner to acquire adjacent lands necessary to dedicate replacement public right-of-way to the County and to construct public roadway improvements that will connect Needham Court to an existing access stub-out that was installed as part of the aforementioned Eagle Shore Drive roadway improvements. The additional right-of-way dedication and roadway improvements proposed by the Petitioner will improve the overall configuration of the public roadway system, provide greater flexibility for future transportation planning, and result in a more efficient and functional public right-of-way network than currently exists or existed in the past.

The proposed vacations will not impair access to any adjoining property, nor will they adversely affect traffic circulation, emergency vehicle access, drainage, or the provision of public services. Any existing utility facilities located within the right-of-way areas to be vacated may continue to be protected through the reservation of appropriate utility easements, ensuring uninterrupted operation, maintenance, repair, and replacement of those facilities.

Approval of this petition will eliminate obsolete public right-of-way that no longer serves its intended purpose while facilitating the acquisition and dedication of additional lands for public right-of-

way. Accordingly, the request represents a net public benefit by improving the configuration and long-term functionality of the County's transportation infrastructure without diminishing public access or utility service.

Upon approval of the requested vacations, the vacated rights-of-way will be merged into the Petitioner's adjoining property and incorporated into a unified development tract. The additional land area will enable the efficient planning and development of the property for commercial use that would otherwise be constrained by the presence of obsolete public rights-of-way. Consolidating the property into a single, contiguous parcel will facilitate improved site design, internal and external circulation, parking, stormwater management, landscaping, utility placement, and compliance with applicable development regulations.

The proposed commercial development will provide tangible public benefits beyond the elimination of unnecessary public rights-of-way which would otherwise require public maintenance. Development of the property will expand the County's tax base through increased ad valorem tax revenues, create employment opportunities during construction and permanent business operations, encourage private investment, and enhance the economic vitality of the surrounding area. Development of a currently constrained property will also promote the highest and best use of the land in a manner consistent with the County's planning and economic development objectives.

For these reasons, the Petitioner respectfully requests that the Board of County Commissioners find that the subject rights-of-way are no longer required for public use in their current configuration and approve the requested vacations.

Should you have any additional questions or require additional information, please contact me at 561-299-0036 or via email at development@blackfinpartners.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SL', is positioned above the printed name.

Steve Lipofsky
Hideaway Commercial, LLC (c/o Blackfin Partners, LLC)