

**RESOLUTION NO. 2026 - 127**

**WHEREAS, 1275 HOLDINGS, INC.**, has petitioned the Hernando County Board of County Commissioners to vacate, abandon, renounce and disclaim any right of the County and public in and to the hereinafter described drainage and utility easements:

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE OF:

**PARCEL 1**

LOT 18, CORTEZ CROSSING PHASE 2:

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1125, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE AND THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF

**PARCEL 2**

LOT 19, CORTEZ CROSSING PHASE 2:

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1125, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE AND THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF

**PARCEL 3**

LOT 20, CORTEZ CROSSING PHASE 2:

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1125, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE AND THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF

**PARCEL 4**

LOT 21, CORTEZ CROSSING PHASE 2:

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1125, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE AND THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF

**PARCEL 5**

LOT 22, CORTEZ CROSSING PHASE 2:

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN

WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3121, PAGE 1338, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF

**PARCEL 6**

LOT 23, CORTEZ CROSSING PHASE 2:

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1044 AND LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3520, PAGE 1639, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

**WHEREAS**, the Petitioner has shown that it has complied with the provisions and requirements in accordance with Hernando County Board of County Commissioners' Policy No. 19-07; and

**WHEREAS**, it appears that the Clerk of the Circuit Court has advertised a notice of proceeding to vacate, abandon, discontinue, renounce and disclaim any right of the County and public in and to the above-described easements pursuant to Section 177.101, *Florida Statutes*, as made and provided prior to the date set forth for hearing as to the vacating, abandoning, and discontinuing of said easements; and

**WHEREAS**, the above-described easements are not situated within the incorporated city limits of any municipality within Hernando County, Florida, and the vacation of the above-described easements will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

**NOW, THEREFORE, BE IT RESOLVED BY THE HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS AS FOLLOWS:**

**SECTION 1.** The above-described easements are hereby vacated, abandoned, discontinued and closed, and the Board of County Commissioners of Hernando County, Florida hereby renounces any right of the County and the public in and to the land embraced in and constituting said easements.

**SECTION 2.** This Resolution makes no determination of the underlying fee interests of the vacation areas as to title or any reversionary interests.

**ADOPTED IN REGULAR SESSION THE** 7 **DAY OF** July **2026.**

**BOARD OF COUNTY COMMISSIONERS  
HERNANDO COUNTY, FLORIDA**

Attest: Menke Ounga, Deputy  
**Douglas A. Chovrat, Jr.** Clerk  
**Clerk of Circuit Court & Comptroller**

By: Jerry Campbell  
**Jerry Campbell**  
**Chairman**



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: Natasha López Perez  
County Attorney's Office