

Board of County Commissioners

Hernando County, Florida

Visit Us on the Internet: www.co.hernando.fl.us

Development Services	352-754-4050	Health Department	352-540-6800
Engineering	352-754-4062	H. C. Utilities	352-754-4757
Hernando Co. Fire:	352-540-6405	Planning	352-754-4057
City of Brooksville Utiliti	352-540-3810		

Date: 10-15-2025

Application: 1509620 MCMANN GORDON E

Department: ENGINEERING

APPLICATION REVIEW COMMENTS

APPLICATION REVIEW COMMENTS

Your application has been distributed to the following reviewing agencies for compliance with development codes and regulations: ENGINEERING, H.C.UTILITIES DEPT

You will receive separate notification of each agency's comments. Please be sure you have received all comments from all agencies before you resubmit. Please contact the reviewer listed below for questions on their review.

To facilitate completion of the review and issuance of your permit, please provide:

- (1) A written response letter addressing each comment
- (2) Revised plans addressing any necessary changes.
- (3) Any additional documentation as requested in review comments

Comments of the most current plan review are listed below.

Review Agency: ENGINEERING

Reviewed By: MCCORKEKEL KANDICE
KMCCORKEKEL@CO.HERNANDO.FL.US

Phone #: (352) 754-4060 Ext: 17030

Fax #: (000) 000-0000

Comments:

Reported on: 10-15-2025

Department of Public Works Engineering 1st Review Comments:

No objections to the vacate request as shown - to vacate the 7.5 foot wide drainage and utility side lot easements between Lot 2 and Lot 3 of Block 739 Royal Highlands Unit 8.
Approved.

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Date: 10-10-2025

Application: 1509620 MCMANN GORDON E

Department: H.C.UTILITIES DEPT

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Comments of the most current plan review are listed below.

Review Agency: HERNANDO COUNTY UTILITIES

Reviewed By: LAURIE ANDREW
ALAURIE@CO.HERNANDO.FL.US

Phone #: (352) 540-4368 Ext: 35147

Fax #: (352) 754-4485

Comments:

Reported on: 10-10-2025

The Hernando County Utilities Department (HCUD) has reviewed the request to vacate the 7.5-foot-wide drainage and utility side lot easements between lot 2 and lot 3 of Block 739 Royal Highlands unit 8 and have no objections to this vacate request as shown.

Your Touchstone Energy® Partner



October 13, 2025

Jacqueline Mays
Hernando County Development Dept
789 Providence Blvd,
Brooksville, FL 34601

RE:Key 812829, 812838

Dear Ms. Mays,

This is in response to your request to vacate the easement on parcel key 812829 and 812838. Withlacoochee River Electric Cooperative, INC has no Objection to this vacation as noted in the attached survey. If you have any further questions please do not hesitate to call me at 352-596-4000 EXT.3130

Sincerely,

A handwritten signature in blue ink, appearing to read 'Brian Mauldin', with a large, sweeping flourish.

Brian Mauldin
Supervisor of Engineering Services

Stephanie Rose

From: Cuadra, Irma I. <Irma.Cuadra@duke-energy.com>
Sent: Wednesday, October 15, 2025 2:37 PM
To: Stephanie Rose
Subject: RE: [EXTERNAL] Vacation of Easement. file # 1509620 Key 812838

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Duke Energy does not serve this area, therefore, we have no objection to this vacate request.

Thank you,

Irma Cuadra

Sr. Research Specialist
Real Estate Florida Distribution
452 East Crown Point Road
Winter Garden, Florida 34787
Office: 407 905 3310



From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Friday, October 10, 2025 9:10 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>; tg967c@att.com
Cc: Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: [EXTERNAL] Vacation of Easement. file # 1509620 Key 812838

***** CAUTION! EXTERNAL SENDER *** STOP. ASSESS. VERIFY!!** Were you expecting this email? Are grammar and spelling correct? Does the content make sense? Can you verify the sender? If suspicious report it, then do not click links, open attachments or enter your ID or password.

Good morning,

Please find attached the following documents for your review of a vacation of easement at TBD Scooty Tern Ln. Key number 812838:

1. Application
2. Survey
3. Deed

Once your review is complete, please return your response to the email below.



10/14/2025

Gordon E. McMann
12243 Redrose Ct
Weeki Wachee, FL 34614
352-428-2412
eugenemcmann@gmail.com

Re: Use of Easement Request
Lot 2 & 3 of Sooty Tern Ave
Owner/s: McMann, Gordon

Mr. McMann,

AT&T has received and reviewed the plans for the use of the utility easement located on the subject parcel to build a home. Based on the information you submitted, AT&T has no objection to the use of this easement as requested.

Please be advised that AT&T currently has buried facilities on the north side of the property, and they will need to be located prior to any excavation and construction commencing. If relocation of these facilities is necessary for the home being built, then this would be billable work to the property owner. Please contact me to get this billable process started.

In addition, it will be the property owner's responsibility, including any expense, to provide access to these facilities if AT&T needs to maintain, replace, or upgrade these facilities at any time.

This letter does not imply any vacation of easement.

If you have any further questions or concerns, please free to contact me.

Respectfully,

Taylor Gray

Taylor Gray
AT&T
Manager – OSP Planning & Engineering Design
19386 Ft. Dade Ave, RM 101, Brooksville, FL 34601
Mobile: (407)864-9794
Email: tg967c@att.com

Stephanie Rose

From: Brown, Christopher D <Christopher.Brown4@charter.com>
Sent: Friday, October 10, 2025 9:17 AM
To: Stephanie Rose; VACATIONS; tg967c@att.com
Cc: Jacqueline Mays
Subject: RE: [EXTERNAL] Vacation of Easement. file # 1509620 Key 812838

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Spectrum has no conflict.

Thank you,



Christopher Brown | CCII | 352-445-3513
16209 Flight Path | Brooksville, FL 34604

From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Friday, October 10, 2025 9:10 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>; tg967c@att.com
Cc: Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: [EXTERNAL] Vacation of Easement. file # 1509620 Key 812838

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Please find attached the following documents for your review of a vacation of easement at TBD Scooty Tern Ln. Key number 812838:

1. Application
2. Survey
3. Deed

Once your review is complete, please return your response to the email below.

Stephanie Rose

From: Beier, Lacey <Lacey.Beier@lumen.com>
Sent: Thursday, November 13, 2025 3:52 PM
To: Stephanie Rose; bvelez@tecoenergy.com
Cc: Jacqueline Mays
Subject: Re: 3rd request - Vacation of Easement. file # 1509620 Key 812838
Attachments: Outlook-1k5qcfzd

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stephanie,

This address is outside Lumen's territory.

Thank you,

LUMEN[®]

Lacey Beier

Network Implementation Engineer II

819 W. Desoto St., Clermont FL 34711

Tel: 352-431-2214

Lacey.Beier@lumen.com

[New - NI Organization](#)



From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Thursday, November 13, 2025 3:44 PM
To: Beier, Lacey <Lacey.Beier@lumen.com>; bvelez@tecoenergy.com <bvelez@tecoenergy.com>
Cc: Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: 3rd request - Vacation of Easement. file # 1509620 Key 812838

Good morning,

Just following up on this vacation of easement. TBD Scooty Ln. Key 812838

Thank you,



December 1, 2025

To: Stephanie Rose | Zoning Technician III
Development Services Department
Zoning Division
1153 Blaise Dr., Brooksville, FL 34601
Phone: (352) 754-4048
Email: SRose@co.hernando.fl.us
Website: www.hernandocounty.us

Re: Vacation of Easement
Address: 0 SOOTY TERN AVE
Parcel Id: R01 221 17 3360 0739 0030
Key number Id: 812838 File #: 1509620

To Whom It May Concern,

Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the Vacation of Easement at the above reference location. After reviewing the documents provided, TECO-PGS has NO objection to this request. TECO-PGS does not have any active facilities in this specified area.

If you have further questions, please do not hesitate to call.

Sincerely,

Briana Velez
Peoples Gas Systems- Engineering
8416 Palm River Rd, Tampa FL 33619
Office: (813)275-3700 ext:53700
Cell: (813)460-2040