

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: 11-21-2025

Application: 1513202 SUNCOAST DEVELOPMENT GROUP LLC

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: 11-21-2025

Department of Public Works Engineering 1st Review Comments:

The request to vacate the corner 5-foot-wide utility easement for tract C-12 Book 44 Page 17 in Suncoast Landing Phase 1 and the request to vacate 10 feet of the 30 x 30 Lift station easement for Tract C-11 Book 44 Page 17 in Suncoast Landing Phase One as shown on the survey provided, is approved, no objections to this vacate request.

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Department: H.C.UTILITIES DEPT

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- (3) Any additional documentation as requested in review comments

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: 11-21-2025

The Hernando County Utilities Department (HCUD) has reviewed the request to vacate the corner 5-foot-wide utility easement for tract C-12 Book 44 Page 17 in Suncoast Landing Phase 1 and the request to vacate 10 feet of the 30 x 30 Lift station easement for Tract C-11 Book 44 Page 17 in Suncoast Landing Phase One and have no objections to this vacate request as shown on the survey provided.

Stephanie Rose

From: Brian D. Mauldin <bmauldin@wrec.net>
Sent: Monday, November 17, 2025 4:13 PM
To: Stephanie Rose
Subject: RE: Vacation of Easement - 0 County Line Rd - Key 904560 - 1513202

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.

Wrec has no objections as this is Duke's service area.

Thanks,

Brian Mauldin

Withlacoochee River Electric Cooperative
Supervisor of Engineering Services
10005 Cortez Blvd.
Brooksville, FL. 34613
(352)-596-4000 Ext.3130
bmauldin@wrec.net

From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Monday, November 17, 2025 2:04 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>; jb2379@att.com; BVelez@tecoenergy.com
Cc: Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: Vacation of Easement - 0 County Line Rd - Key 904560 - 1513202

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

- WREC Helpdesk

Good afternoon,

Please find attached the following documents for your review of a vacation of easement at TBD County Line Rd. Key number 904560. Parcel ID R35 223 18 3016 0000 0C11:

1. Application
2. Survey
3. Deed

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



11/20/2025

Tarapani Planning Strategies
16217 Kittredge Street
Tarpon Springs, FL 34689
727-642-2030
c.tarapani@tarapaniplanning.com

Re: Use of Easement Request
TBD County Line Rd
Owner/s: Suncoast Development Group, LLC.

Dear Cynthia Tarapani,
Tarapani Planning Strategies

AT&T has received and reviewed the plans regarding the proposed vacation of the easements listed in the documents provided. Based on the information submitted, AT&T has no objection to the requested use of this easement at this time.

Please note, however, that AT&T currently has buried fiber and copper facilities within this easement. If relocation of our facilities becomes necessary because of this vacation or any related activity, such work will be billable.

This letter does not constitute or imply any vacation of the easement by AT&T.

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

Respectfully,

Jason Bock

Jason Bock
AT&T
Manager – OSP Planning & Engineering Design
5100 Steyr St, Orlando, FL 32819
Mobile: (407)353-8446
Email: jb2379@att.com

Stephanie Rose

From: Beier, Lacey <Lacey.Beier@lumen.com>
Sent: Monday, November 17, 2025 2:59 PM
To: Stephanie Rose
Subject: Re: Vacation of Easement - 0 County Line Rd - Key 904560 - 1513202
Attachments: Outlook-aymrpkx2

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,

This address is outside of 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: Monday, November 17, 2025 2:04 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>; jb2379@att.com <jb2379@att.com>; BVelez@tecoenergy.com <bvelez@tecoenergy.com>
Cc: Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: Vacation of Easement - 0 County Line Rd - Key 904560 - 1513202

Good afternoon,

Please find attached the following documents for your review of a vacation of easement at TBD County Line Rd. Key number 904560. Parcel ID R35 223 18 3016 0000 0C11:

1. Application
2. Survey
3. Deed

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

Stephanie Rose

From: Brown, Christopher D <Christopher.Brown4@charter.com>
Sent: Thursday, November 20, 2025 8:00 AM
To: Stephanie Rose; VACATIONS; jb2379@att.com; BVelez@tecoenergy.com
Cc: Jacqueline Mays
Subject: RE: [EXTERNAL] Vacation of Easement - 0 County Line Rd - Key 904560 - 1513202

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 morning,
Spectrum has no conflict with the release of this easement.

Thank you,



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

From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Monday, November 17, 2025 2:04 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>; jb2379@att.com; BVelez@tecoenergy.com
Cc: Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: [EXTERNAL] Vacation of Easement - 0 County Line Rd - Key 904560 - 1513202

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good afternoon,

Please find attached the following documents for your review of a vacation of easement at TBD County Line Rd.
Key number 904560. Parcel ID R35 223 18 3016 0000 0C11:

1. Application
2. Survey
3. Deed

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



452 East Crown Point Road
Winter Garden, Florida 34787
Irma.Cuadra@duke-energy.com

407 905 3310

Nov. 21, 2025

Via email: SRose@co.hernando.fl.us

Ms. Stephanie Rose
Zoning Technician III
Development Services Department
Zoning Division
1153 Blaise Dr.
Brooksville, FL 34601

**RE: Vacation of two Platted Easement
County Line Road and Suncoast Parkway, Brooksville
Hernando County, Florida**

Dear Ms. Rose:

Please be advised that Duke Energy has “**no objection**” to the vacation and abandonment of two (2) platted easement more particularly as highlighted on the accompanying sketch of description drawn by Republic National, dated October 7, 2025, Job # 250122, attached hereto and by this reference made a part hereof.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Irma Cuadra

Irma Cuadra
Senior Research Specialist

Attachment



December 17, 2025

To: Stephanie Rose | Zoning Technician III
Development Services Department
Zoning Division
1153 Blaise Dr., Brooksville, FL 34601
Phone: (352) 754-4048

Re: Vacate of Easement
Address: 0 County Line Rd
Key: 904560-1513202 Parcel ID R35 223 18 3016 0000 0C11

To Whom It May Concern,

Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the Vacate of Easement at the above referenced 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,

A handwritten signature in black ink, appearing to read "Briana Velez". The signature is fluid and cursive, with the first name being the most prominent.

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