
From: Michelle Miller
Sent: Tuesday, January 31, 2023 2:09 PM
To: Scott Herring; Todd Crosby
Cc: Aaron Pool
Subject: FW: Brookridge sign

Scott and Todd,

Please see below. Cassie reached out to me to be sure I knew how much she appreciated Kandi's help with this research. It's times like these I am so grateful that we have great teams in various departments all working together for a common goal.

Just wanted you both to know what an outstanding job she did and that we appreciate her immensely. 😊



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"If not us, who? If not now, when?" – John F. Kennedy

From: Cassandra L Harmon <CHarmon@co.hernando.fl.us>
Sent: Tuesday, January 31, 2023 2:06 PM
To: Kandi McCorkel <KMccorkel@co.hernando.fl.us>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: RE: Brookridge sign

Kandi, I appreciate you so much!!!! Thank you!!!

Sincerely,



Cassie Harmon
Planner I | Zoning Division
Hernando County Development Services Department
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Website: [Zoning Division | Hernando County, FL](#)

****LOBBY HOURS ARE MONDAY-FRIDAY, 7:30 AM – 3:30 PM****

From: Kandi McCorkel <KMcCorkel@co.hernando.fl.us>
Sent: Tuesday, January 31, 2023 1:59 PM
To: Cassandra L Harmon <CHarmon@co.hernando.fl.us>
Cc: Victoria Via <VVia@co.hernando.fl.us>
Subject: Brookridge sign

Hi Cassie,

Follow up from our phone conversation yesterday:

I reviewed the previous permits (capital city bank, Arland carwash, glory days) found the BOCC performance conditions, no mention of signs.

The Brookridge Plat : Book 37 Page 28 :

<https://or.hernandoclerk.com/landmarkweb/Document/GetDocumentByBookPage/?booktype=P&booknumber=37&pagenumber=27>

Which dedicates Tracts D & E as landscape easements dedicated the declarant

The Declaration of Covenants of Brookridge Holdings states:

5.3. Signs. Each Owner may place such sign or signs on its Lot or In permitted by applicable governmental authorities.

OR Book: 2216 Page 975

The First Amendment to the declaration of easements OR Book 3370 Page 1595 states:

“The Owner of Lot 6 shall have an exclusive easement over Tract D and Tract E as identified in the Site Plan attached to the declaration as Exhibit B for the purpose of erecting a pylon sign. The pylon sign is for the exclusive benefit of Lot 6 and will be subject to Design Review Committee approval. All cost to permit, erect, and maintain the pylon sign will be the sole responsibility of the Owner of Lot 6.”

Not sure if this helpful or makes it even more confusing.



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