

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: 11-25-2025

Application: 1514012 SCHRADER SEAN

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: MCCORKEL KANDICE
KMCCORKEL@CO.HERNANDO.FL.US

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

Fax #: (000) 000-0000

Comments:

Reported on: 11-25-2025

Department of Public Works Engineering 1st Review Comments:

No objections to the requested vacation, Story Book Lane is owned & maintained by the Storybook Estates Property Owners Association. Applicant may wish to ensure that the sidewalk area is not included in the vacation area.
Approved.

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Date: 12-02-2025

Application: 1514012 SCHRADER SEAN

Department: H.C.UTILITIES DEPT

APPLICATION REVIEW COMMENTS

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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: 12-02-2025

The Hernando County Utilities Department (HCUD) has reviewed the request to vacate the 5-foot landscaping Easement for Lot 1 of Storybook Estates and have no objections to this vacate request as shown on survey.

Your Touchstone Energy® Partner



December 3, 2025

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

RE:Key 378503

Dear Ms. Mays,

This is in response to your request to vacate the easement on Key number 378503. Withlacoochee River Electric Cooperative, INC has no Objection to vacation of the open space\ landscaping easement, however the 10' utility easement will need to stay in place as we have facilities in that area. 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'.

Brian Mauldin
Supervisor of Engineering Services

Stephanie Rose

From: Cuadra, Irma I. <Irma.Cuadra@duke-energy.com>
Sent: Wednesday, November 26, 2025 2:21 PM
To: Stephanie Rose
Subject: RE: [EXTERNAL] Vacation of Easement - 445 Storybook Ln - key 378503

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.

INTERNAL

Good afternoon, Stephanie.

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

Contact me if you have any questions.

Kind regards,

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: Wednesday, November 26, 2025 8:08 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>; 'bvelez@tecoenergy.com' <bvelez@tecoenergy.com>; JB2379@att.com
Cc: Elda Rodriguez <erodriguez@co.hernando.fl.us>; Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: [EXTERNAL] Vacation of Easement - 445 Storybook Ln - key 378503

***** 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 afternoon,

Please find attached the following documents for your review of a vacation of easement at 445 Storybook Ln. Key number 378503. Parcel ID R32 223 18 3615 0000 0010:



12/3/25

Sean Schrader & Crystal Schrader
533 Storybook Ln
Spring Hill, FL 34609
352-398-7199
seansmobile@live.com

Re: Vacation of Easement Request
445 Storybook Ln
Owner/s: Sean Schrader

Dear Sean Schrader & Crystal Schrader,

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

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: Tuesday, November 25, 2025 1:57 PM
To: Stephanie Rose; VACATIONS; 'bvelez@tecoenergy.com'; JB2379@att.com
Cc: Elda Rodriguez; Jacqueline Mays
Subject: Re: Vacation of Easement - 445 Storybook Ln - key 378503
Attachments: Outlook-sr1z3fnk

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 Lumen's service area. Happy Thanksgiving, y'all!

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: Tuesday, November 25, 2025 1:29 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>; 'bvelez@tecoenergy.com' <bvelez@tecoenergy.com>; JB2379@att.com <jb2379@att.com>
Cc: Elda Rodriguez <erodriguez@co.hernando.fl.us>; Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: Vacation of Easement - 445 Storybook Ln - key 378503

Good afternoon,

Please find attached the following documents for your review of a vacation of easement at 445 Storybook Ln. Key number 378503. Parcel ID R32 223 18 3615 0000 0010:

1. Application
2. Survey
3. Deed

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

Stephanie Rose

From: MacDonald, Dawn M <Dawn.MacDonald@charter.com>
Sent: Wednesday, December 3, 2025 3:37 PM
To: Stephanie Rose
Cc: MacDonald, Dawn M
Subject: FW: [EXTERNAL] Vacation of Easement - 445 Storybook Ln - key 378503
Attachments: Deed.pdf; Survey.pdf; Application.pdf

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.

There should be no issues with this vacate.



David Parrish | Construction Coordinator | 352.302.3190
16209 Flight Path Dr | Brooksville, FL 34604

From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Wednesday, November 26, 2025 8:08 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>; 'bvelez@tecoenergy.com' <bvelez@tecoenergy.com>; JB2379@att.com
Cc: Elda Rodriguez <erodriguez@co.hernando.fl.us>; Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: [EXTERNAL] Vacation of Easement - 445 Storybook Ln - key 378503

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 445 Storybook Ln. Key number 378503. Parcel ID R32 223 18 3615 0000 0010:

1. Application
2. Survey
3. Deed

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

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

Re: Vacate of Easement
Address: 445 Storybook Ln, Spring Hill, FL, 34609
Key number 378503. Parcel ID R32 223 18 3615 0000 0010:

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,

A handwritten signature in black ink, appearing to read "Briana Velez". The signature is written in a cursive, flowing style.

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