



DEPARTMENT OF PLANNING AND ZONING
ZONING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601
P 352.754.4048 ♦ W www.HernandoCounty.us

Via Certified Mail

August 18, 2025

Yvette Brooks
404 Secor Rd
Hartsdale, NY 10530-1216

Re: VACATION OF EASEMENTS, SPRING HILL, BLK 146, LOTS 9, UNIT 3

To Ms. Brooks;

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **Sean Schrader acting on behalf of Legendary Construction & Remodeling Inc. within the Spring Hill platted subdivision**. The petitioner is seeking this vacation for **construction of their home**. A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **September 2, 2025**, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

**DESCRIPTION FOR NORTH EASEMENT TO BE VACATED
BEGINNING AT THE NE CORNER OF LOT 9, BLOCK 146,
SPRING HILL UNIT 3, PER PLAT THEREOF AS RECORDED
IN PLAT BOOK 7, PAGES 80-86 INCLUSIVE OF THE
PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA,
THENCE S00°11'38"W, A DISTANCE OF 6.00 FEET;
THENCE N89°48'22"W, A DISTANCE OF 115.00 FEET;
THENCE N00°11'38"E, A DISTANCE OF 6.00 FEET; THENCE
S89°48'22"E, A DISTANCE OF 115.00 FEET TO THE POINT
OF BEGINNING.
CONTAINING 690.00 SQUARE FEET.**

**DESCRIPTION FOR SOUTH EASEMENT TO BE VACATED.
BEGINNING AT THE SE CORNER OF LOT 9, BLOCK 146,
SPRING HILL, UNIT 3 AS PER PLAT THEREOF AS
RECORDED IN PLAT BOOK 7, PAGES 80-86 INCLUSIVE OF
THE PUBLIC RECORDS OF HERNANDO COUNTY,
FLORIDA, THENCE N89°48'22"W, A DISTANCE OF 115.00
FEET; THENCE N00°11'38"E, A DISTANCE OF 6.00 FEET;
THENCE S89°48'22"E, A DISTANCE OF 115.00 FEET;
THENCE S00°11'38"E, A DISTANCE OF 6.00 FEET TO THE
PONT OF BEGINNIING.
CONTAINING 690.00 SQUARE FEET.**

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Jacqueline M. Mays

Jacqueline M. Mays
Zoning Manager
Hernando County Development Services
Zoning Division
(352)544-7001 Cell Phone
jmays@hernandocounty.us



GIS Map



State of Florida, Maxar, Microsoft

Yvette Brooks
404 Secor Rd
Hartsdale, NY 10530-1216
Key# 402647