



DEPARTMENT OF PLANNING AND ZONING

ZONING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4048 ♦ W www.HernandoCounty.us

Via Certified Mail

February 6, 2026

Suncoast Development Group LLC
5463 Commercial Way
Spring Hill, FL 34606

Re: VACATION OF 10 FOOT UTILITY EASEMENT AND 15 FOOT 30'X30' LIFT STATION EASEMENT, SUNCOAST LANDING PHASE 1, TRACT C-10, C-11, AND C-12

To whom it may concern.

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 **Suncoast Development Group LLC within Suncoast Landing platted subdivision**. The petitioner is seeking this vacation for **construction of Tractor Supply**. A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **March 3, 2026**, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HERNANDO, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE NORTHEASTERLY 5.00 FEET OF A 15.00 FOOT UTILITY EASEMENT IN THE SOUTHWEST CORNER OF TRACT C-12, SUNCOAST LANDING PHASE 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 17, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID TRACT C-12 THENCE NORTH 00°54'45" EAST ALONG THE EAST LINE OF SAID TRACT C-12, A DISTANCE OF 20.01 FEET, TO A POINT ON THE NORTH LINE OF SAID UTILITY EASEMENT; THENCE NORTH 89°43'11" WEST, A DISTANCE OF 94.52 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°43'11" WEST, A DISTANCE OF 6.66 FEET, TO A POINT ON THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 5.00 FEET OF SAID 15.00 FOOT UTILITY EASEMENT; THENCE NORTH 41°02'01" WEST, A DISTANCE OF 134.62 FEET, ALONG SAID SOUTH LINE; THENCE NORTH 00°17'32" EAST, A DISTANCE OF 7.57 FEET, TO A POINT ON THE NORTHEASTERLY LINE OF SAID EASEMENT; THENCE SOUTH 41°02'01" EAST, A DISTANCE OF 144.70 FEET, TO THE POINT OF BEGINNING.

CONTAINING 698 SQUARE FEET, MORE OR LESS

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HERNANDO, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 10.00 FEET OF A LIFT STATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1283, PAGE 150, AND SHOWN AS LOCATED ON A PORTION OF TRACT C-11, SUNCOAST LANDING PHASE 1, ACCORDING TO PLAT TERE OF AS RECORDED IN PLAT BOOK 44, PAGE 17, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA' BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID TRACT C-11, THENCE NORTH 88°55'21" WEST, A DISTANCE OF 9.00 FEET, ALONG THE SOUTH LINE OF SAID TRACT C-11, TO THE SOUTHEAST CORNER OF SAID 30.00 FPOT WIDE LIFT STATION TRACT; THENCE NORTH 01°04'39" EAST, ALONG THE EAST LINE OF SAID EASEMENT, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°55'21" WEST, A DISTANCE OF 30.00 FEET, ALONG THE SOUTH LINE OF THE NORTH 10.00 FEET OF SAID LIFT STATION EASEMENT; THENCE NORTH 01°04'39" WEST, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID LIFT STATION EASEMENT; THENCE, SOUTH 88°55'21" EAST, A DISTANCE OF 30.00 FEET, TO THE NORTH-EAST CORNER OF SAID EASEMENT; THENCE SOUTH 01° 04'39" WEST, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 300 SQUARE FEET, MORE OR LESS

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.

Stephanie J Rose

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