

1515932

APPLICATION FOR PETITION TO VACATE, ABANDON, DISCONTINUE AND CLOSE, RIGHTS-OF-WAY, PLATS, EASEMENTS

This application must be submitted to the Zoning Department with all attachments and other items listed on the Instruction Sheet. Applications may not be reviewed until all required items are furnished. Please note that the vacation requested must be justified and the filing of the application or appearance at the public hearing does not assure approval of said application. The Petitioner or his/her representative is/are required to appear in person at the public hearing.

1. Name of Petitioner: Jason McMahan/1275 Holdings Inc

Mailing Address: 2445 Minneola Ave

City Punta Gorda State FL Zip 33980 Phone 813-895-4330

Email Address: Office@DonBConstruction.com

2. Name of Representative (if applicable): Tracey Wadsworth/Dominic Caro

Mailing Address: 1603 N 43rd St

City Tampa State FL Zip 33605 Phone 941-626-1733/813-895-4330

Email Address: Office@DonBConstruction.com/DCaro@BlackCloudCorp.com

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: Cortez Crossing

Key Number of area to be vacated: 1635083

Name of Subdivision: N/A

Street Address: 0 Nature Coast Blvd, Brooksville FL, 34602

4. Are any other applications pending?

Variance _____ Conditional Use _____ Special Exception _____

Rezoning _____ Class I Subdivision _____ Other _____

5. Is the proposed vacation platted Yes or an unrecorded subdivision No ?

6. What is the current zoning of the proposed vacation? Industrial

7. Which companies provide the following?

Water/Sewer: Hernando Co Utili Telephone: Spectrum VOIP

Electric: WREC Cable TV: Spectrum

8. Is there a Homeowner's Association? Yes

President's Name Cliff Manuel

Email Address: Cliff@coastal-engineering.com

Address: Bray and Jacobs CPA 246 E Fort Dade Ave, Brooksville FL 34601

9. In your own words, briefly explain why you are applying for the vacation, why you feel that the vacation should be approved, and what use, if any, is planned for the vacated property. (A detailed explanation is to be provided in the separate statement required item #3 on the instructions.)

6 lots were recently purchased and combined. Applying for vacating of easements
of old individual lots so one universal easement will exist around the new single lot.

The undersigned understands this Application and all other applicable items listed on the Instruction Sheet must be submitted completely and accurately before a hearing can be scheduled. The undersigned further understands that this process may take up to two (2) months to finalize. The County reserves the right to request additional information it may deem necessary in processing this application.

Signature(s):  Date: 01/05/2026

Signature(s): _____ Date: _____

This application and documents submitted are public record pursuant to Ch119, F.S.