



DEPARTMENT OF PUBLIC WORKS

AQUATIC SERVICES ♦ ENGINEERING ♦ FACILITIES ♦ ROADS/BRIDGES ♦ STORMWATER ♦ TRAFFIC ♦ WATERWAYS

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TO: Kelly Soreng, Real Property Supervisor

FROM: Sam Burdin
Project Manager

DATE: October 18, 2025

SUBJECT: Hernando Plaza Condition Survey (Key Number 146292 & 146354)

On October 7th, 2025 at 9am Facilities met with Hernando County Property Management Team and Robert Buckner to survey Hernando Plaza located at 657-699 S. Broad St., Brooksville, FL 34601

Key 146292 Building is 61,459 sqft and was built in 1965 on 7.1 acre parcel per property appraiser

Key 146354 Building is 7,731 sqft and was built in 1970 on 0.2 acre parcel per property appraiser

Multiple suites are occupied and were not accessible to survey interior conditions. We were able to access two suites not occupied along with exterior of plaza, roof and parking lot.

Interior

Conditions are poor from use by previous tenants over the years. This includes walls, ceilings, floors, doors, electric, restrooms.

Exterior

Walls are concrete block (CMU) painted with aluminum storefront, stucco, and marble. Sidewalk has multiple cracks that have been filled with unknown sealants. Sidewalk also has been coated multiple times over the years.

Electric

Electrical survey was limited to suites availability some of the finds were

- Panel box age, some breakers may be hard to find or could be costly compared to newer panel box breakers
- Found tenant installed electric not code compliant
- Fixtures old

HVAC

There were twenty-five units found during survey. We verified age of all units to date.

- One unit has four years left on compressor warranty
- Three units have two years left on compressor warranty
- Eight units compressor warranty will be up within the year
- Eleven units are past the compressor warranty stage and range in years between 2017-2020
- Two units label were too faded to get model and serial number off, for a visual inspection units are past their life

Roof

Roof information that was given to facilities

- 25,000 sqft occupied by American Furniture new roof 2021. After surveying roof was only coated over the single ply and walk mats were added
- 23,000 sqft occupied by Family Dollar & DCF new roof 2016. After surveying roof is in good condition, single ply and should have 5-10 years of warranty left
- 7,000 sqft occupied by medical clinic new roof 2021. After surveying roof in good condition, single ply and should have 10-15 year warranty left
- 10,470 sqft balance of small spaces new roof 2006. After surveying roof in poor condition, single ply no warranty

Accessibility

Restrooms need updated to be ADA compliant

Parking Lot

Milled and paved in 2021

Survey Summary

Survey Narrative: Build overall for age is in fair condition. There are many unknowns due to limited access to all suites in plaza. Visually suites would need complete renovation and exterior refreshed

Overall Condition: Fair



SB

Pc via email: Juan Cueto; Facilities Manager

