

Manage Plan

Search

Hernando County Development Services

VR0W-000006-2026 (110223 NEEDHAM CT WEEKI WACHEE, FL 34613)

New Plan

Summary

Details

Location

Additional Info

Workflow

Linked Records

Holds

Contacts (1)

Fees (2)

Bonds

Activities

Files (9)

Print Documents

Conditions

Tasks

Internal Notes (1)

Inspection Cases

Communication (1)

Review Team

Impact Units

Review

Review

Last updated: 07/28/2025 by Laurie, Andrew

0 actions remaining

Legal Review

1 actions remaining

Find Date Board Hearing

1 actions remaining

Advertising

2 actions remaining

Post Signs

4 actions remaining

Staff Recommendation

2 actions remaining

If Approved

3 actions remaining

Review

Priority Order

\$

Send Order

\$

Application Completeness Check

Last updated by Rose, Stephanie on 07/26/2025

Vacation of Right of Way/Plat Review - 2 of 3 Reviews Completed

Submitted Status

In Review

Due Date

08/07/2025

Start Date

07/26/2025

Staff's Selection

531-479-1064

Item reviews

Name	User	Status	Assigned	Due	Complete
Planning/Zoning Team	Planning/Zoning	In Review			07/28/2025
The community met					
Utilities	Andrew Laurs	In Review			07/28/2025
The Hernando County Utilities Department (HCUD) has reviewed the request to vacate the right of way described below and have no objections to this vacation request as shown on the provided Survey - Nicasio Rd public Right of Way between parcel Key's # 453306, 741969 and 45315. The existing two-lane right of way within Needham Ct.					
DPR/Department of Public Works	Kandi McCortel	In Review	07/26/2025	08/07/2025	

The Hernando County Utilities Department (HCUD) has reviewed the request to vacate the right of ways described below and have no objections to this vacation request as shown on the provided Survey. 1. Nicasio Rd public Right of Way between parcel Key's # 453306, 741969 and 45315. 2. The existing cul-de-sac right of way within Needham Ct.



7/27/2026

10334 Nicasio Jay Spring Hill FL, 34614

Spectrum has received and reviewed the plans regarding the proposed vacation of the easements listed in the documents provided. Based on the information submitted, Spectrum has no objection to the requested use of this easement at this time.

Please note that Spectrum currently has aerial facilities within the easement. If relocation of our facilities becomes necessary because of this vacation or any related activity, such work will be billable.

This letter does not constitute or imply any vacation of the easement by Spectrum.

If you have any further questions or concerns, please feel free to contact me.

Thank you,

Christopher Brown



Christopher Brown | CCII | 352-445-3513

16209 Flight Path | Brooksville, FL 34604

Re: Vacation of ROW - 0 Nicasio Rd - Keys 453306, 741969, and 453315

From Beier, Lacey <Lacey.Beier@lumen.com>

Date Tue 7/28/2026 2:47 PM

To Stephanie Rose <SRose@co.hernando.fl.us>; jb2379@att.com <jb2379@att.com>; bvelez@tecoenergy.com <bvelez@tecoenergy.com>; vacate@duke-energy.com <vacate@duke-energy.com>; rlawson@wrec.net <rlawson@wrec.net>

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, Stephanie,

Thank you for the follow up. These keys are outside of Lumen's service area.

Thank you,

Lacey Beier

Network Implementation Engineer II

819 W. Desoto St., Clermont FL 34711

Tel: 352-431-2214

Lacey.Beier@lumen.com

From: Stephanie Rose <SRose@co.hernando.fl.us>

Sent: Tuesday, July 28, 2026 11:30 AM

To: jb2379@att.com <jb2379@att.com>; bvelez@tecoenergy.com <bvelez@tecoenergy.com>; vacate@duke-energy.com <vacate@duke-energy.com>; rlawson@wrec.net <rlawson@wrec.net>; Beier, Lacey <Lacey.Beier@lumen.com>

Subject: Fw: Vacation of ROW - 0 Nicasio Rd - Keys 453306, 741969, and 453315

Hi guys,

I know I only sent this one on Sunday. I'm not trying to be a pain. Any possible chance I can get this one ASAP. There was a miscommunication with our planning department and the developer, and I am trying to get them into BOCC Aug 11.

Thank you,



7/28/2026

Hideaway Commercial, LLC. (Nathan Landers)
c/o Blackfin Partners, LLC
4440 PGA Blvd, Suite 600
Palm Beach Gardens, FL 33410
561-299-036
development@blkfinpartners.com

Re: Use of Easement Request
0 Nicasio Rd

Nathan Landers/Hideaway Commercial, LLC,

AT&T has received and reviewed the plans for the vacation of the easements as listed on the provided documents. Based on the information you submitted for Hernando County keys Keys 453306, 741969, and 453315, AT&T has no objection to the use/vacation of this easement as requested.

Please be advised that AT&T currently has buried copper facilities within this easement. These facilities are not working.

Also, we have a buried fiber along the north side of Bourassa Blvd, going into the Sandal Key subdivision.

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

RE: [EXTERNAL] Fw: Vacation of ROW - 0 Nicasio Rd - Keys 453306, 741969, and 453315

From vacate <vacate@duke-energy.com>
Date Wed 7/29/2026 10:34 AM
To Stephanie Rose <SRose@co.hernando.fl.us>

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 morning Stephanie,

Duke Energy does not serve this property; therefore, we have no objection to this request.

Contact me if you have any questions.

Thank you,

Irma Cuadra

Senior Research Specialist
Duke Energy
452 East Crown Point Road
Winter Garden, Florida 34787

From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Tuesday, July 28, 2026 11:31 AM
To: jb2379@att.com; bvez@tecoenergy.com; vacate <vacate@duke-energy.com>; rlawson@wrec.net; Beier, Lacey <lacey.beier@lumen.com>
Subject: [EXTERNAL] Fw: Vacation of ROW - 0 Nicasio Rd - Keys 453306, 741969, and 453315

*** **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.

Hi guys,

I know I only sent this one on Sunday. I'm not trying to be a pain. Any possible chance I can get this one ASAP. There was a miscommunication with our planning department and the developer, and I am trying to get them into BOCC Aug 11.

Thank you,

RE: Vacation of ROW - 0 Nicasio Rd - Keys 453306, 741969, and 453315

From Benjamin P. Cooper <rlawson@wrec.net>
Date Tue 7/28/2026 4:59 PM
To Stephanie Rose <SRose@co.hernando.fl.us>

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.

At this time WREC has no issue vacating the easements for lots 17, 18, & 19 with the key numbers of 453315, 741969, & 453306. We have no facilities on or in the right of way for any of these properties.

Best regards,

Benjamin P. Cooper

District Manager

Withlacoochee River Electric Cooperative
West Hernando Office
10005 Cortez Blvd.
Brooksville, FL. 34613
(352)-596-4000 Ext.3100
bcooper@wrec.net

From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Tuesday, July 28, 2026 2:09 PM
To: Benjamin P. Cooper <rlawson@wrec.net>
Subject: Re: Vacation of ROW - 0 Nicasio Rd - Keys 453306, 741969, and 453315

Thank you sooooo much.. Whatever you can do

Thank you,



Stephanie Rose | Operations Coordinator

Development Services Department
1653 Blaise Dr., Brooksville, FL 34601

Phone: (352) 754-4048

Email: SRose@co.hernando.fl.us

Website: www.hernandocounty.us