

Board of County Commissioners

Hernando County, Florida

Visit Us on the Internet: www.co.hernando.fl.us

Development Services	352-754-4050	Health Departmen	352-540-6800
Engineering	352-754-4062	H. C. Utilities	352-754-4757
Hernando Co. Fire:	352-540-6405	Planning	352-754-4057
City of Brooksville Utiliti	352-540-3810		

Date: 01-26-2026

Application: 1515932 1275 HOLDINGS INC

Department: ENGINEERING

APPLICATION REVIEW COMMENTS

APPLICATION REVIEW COMMENTS

Your application has been distributed to the following reviewing agencies for compliance with development codes and regulations: ENGINEERING, H.C.UTILITIES DEPT

You will receive separate notification of each agency's comments. Please be sure you have received all comments from all agencies before you resubmit. Please contact the reviewer listed below for questions on their review.

To facilitate completion of the review and issuance of your permit, please provide:

- (1)A written response letter addressing each comment
- (2)Revised plans addressing any necessary changes.
- (3)Any additional documentation as requested in review comments

Comments of the most current plan review are listed below.

Review Agency: ENGINEERING

Reviewed By: MCCORKEL KANDICE
KMCCORKEL@CO.HERNANDO.FL.US

Phone #: (352) 754-4060 Ext: 17030

Fax #: (000) 000-0000

Comments:

Reported on: 01-26-2026

Department of Public Works Engineering 1st Review Comments: Approved as submitted.

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Date: 01-20-2026

Application: 1515932 1275 HOLDINGS INC

Department: H.C.UTILITIES DEPT

APPLICATION REVIEW COMMENTS

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- (2) Revised plans addressing any necessary changes.
- (3) Any additional documentation as requested in review comments

Comments of the most current plan review are listed below.

Review Agency: HERNANDO COUNTY UTILITIES

Reviewed By: LAURIE ANDREW
ALAURIE@CO.HERNANDO.FL.US

Phone #: (352) 540-4368 Ext: 35147

Fax #: (352) 754-4485

Comments:

Reported on: 01-20-2026

The Hernando County Utilities Department (HCUD) has reviewed the request to vacate the 5-foot-wide drainage and utility side lot easements between lots 18&19, 20&21, and 22&23 of Cortez Crossing Phase 2 and have no objections to this vacate request as shown on the survey provided.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative



May 14, 2026

Ms. Stephanie Rose
Zoning Technician III
Development Services Department
Zoning Division
1153 Blaise Drive
Brooksville, FL 34601

RE: Application to Vacate – Lots 18, 19, 20, 21, 22 & 23 CORTEZ CROSSING
PHASE TWO, Plat Book 37, Pages 56 and 57.
Key #1635083

Ms. Rose,

Withlacoochee River Electric Cooperative, Inc., has no objection to the vacating of the current Easement on Lots 18, 19, 20, 21, 22 and 23, CORTEZ CROSSING PHASE TWO, Plat Book 37, Pages 56 and 57.

If you have any questions, please contact Charles Sheets at 352-588-5115 X-1130.

Thank you,

Charles Sheets
Engineering Services Supervisor
One Pasco Center District Office
Withlacoochee River Electric Cooperative
P.O. Box 1278
San Antonio, FL 33576

P.O. Box 1278, San Antonio, FL 33576-1278

Phone (352) 588-5115 Fax (352) 588-2505 Web Site www.wrec.net

Stephanie Rose

From: Cuadra, Irma I. <Irma.Cuadra@duke-energy.com>
Sent: Friday, January 9, 2026 7:16 AM
To: Stephanie Rose
Subject: RE: [EXTERNAL] Vacation of Easement - TBD Nature Coast Blvd - Key 1635083

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.

INTERNAL

Good morning Stephanie,

Duke Energy does not serve this area, therefore, we have no objection to this vacate request.

Kind regards,

Irma Cuadra

Sr. Research Specialist
Real Estate Florida Distribution
452 East Crown Point Road
Winter Garden, Florida 34787
Office: 407 905 3310



From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Thursday, January 8, 2026 2:35 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>; BVelez@tecoenergy.com; JB2379@att.com; Elda Rodriguez <erodriguez@co.hernando.fl.us>; Andrew Laurie <ALaurie@co.hernando.fl.us>
Subject: [EXTERNAL] Vacation of Easement - TBD Nature Coast Blvd - Key 1635083

***** 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.

Good afternoon,

Please find attached the following documents for your review of a vacation of easement at TBD Nature Coast Blvd. Key number 1635083. Parcel ID R06 123 21 0216 0000 0180



1/15/2026

Jason McMahan/1275 Holdings Inc
2445 Minneola Ave
Punta Gorda, FL 33980
813-895-4330
Office@Don BConstruction.com

Re: Use of Easement Request
Nature Coast Blvd, Brooksville, FL

Jason McMahan/1275 Holdings Inc,

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, AT&T has no objection to the use of this easement as requested.

Please be advised that AT&T currently has no facilities within this easement.

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: Vacation of Easement - TBD Nature Coast Blvd - Key 1635083

From Beier, Lacey <Lacey.Beier@lumen.com>
Date Fri 1/30/2026 9:20 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.

Hi Stephaie,

This is 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: Thursday, January 22, 2026 10:17 AM
To: Elda Rodriguez <erodriguez@co.hernando.fl.us>; rlawson@wrec.net <rlawson@wrec.net>; Beier, Lacey <Lacey.Beier@lumen.com>; christopher.brown4@charter.com <christopher.brown4@charter.com>; MacDonald, Dawn M <dawn.macdonald@charter.com>
Subject: FW: Vacation of Easement - TBD Nature Coast Blvd - Key 1635083

Good morning,

Just following up on this vacation of easement. Please see below.

Thank you,



Stephanie Rose | Zoning Technician III
Development Services Department
Zoning Division
1153 Blaise Dr., Brooksville, FL 34601
Phone: (352) 754-4048
Email: SRose@co.hernando.fl.us
Website: www.hernandocounty.us



FW: [EXTERNAL] Vacation of Easement - TBD Nature Coast Blvd - Key 1635083

From MacDonald, Dawn M <Dawn.MacDonald@charter.com>
Date Thu 1/22/2026 12:55 PM
To Stephanie Rose <SRose@co.hernando.fl.us>
Cc MacDonald, Dawn M <dawn.macdonald@charter.com>

3 attachments (1 MB)

Deed.pdf; Survey.pdf; Application.pdf;

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.

There should be no issues with this vacate.



David Parrish | Construction Coordinator | 352.302.3190
16209 Flight Path Dr | Brooksville, FL 34604

From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Thursday, January 8, 2026 2:35 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>; BVelez@tecoenergy.com; JB2379@att.com; Elda Rodriguez <erodriguez@co.hernando.fl.us>; Andrew Laurie <ALaurie@co.hernando.fl.us>
Subject: [EXTERNAL] Vacation of Easement - TBD Nature Coast Blvd - Key 1635083

CAUTION: The e-mail below is from an external source. Please exercise caution before opening attachments, clicking links, or following guidance.

Good afternoon,

Please find attached the following documents for your review of a vacation of easement at TBD Nature Coast Blvd. Key number 1635083. Parcel ID R06 123 21 0216 0000 0180

1. Application
2. Survey
3. Deed



January 13, 2026

To: Stephanie Rose | Zoning Technician III
Development Services Department
Zoning Division
1153 Blaise Dr., Brooksville, FL 34601
Phone: (352) 754-4048
Email: srose@hernandocounty.us

RE: Vacate of Easement
Address: 0 NATURE COAST BLVD, Brooksville, FL, 34602
Parcel Id: R06 123 21 0216 0000 0180, Key Number: 1635083

To Whom It May Concern,

Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the vacate of easement at the above reference location. After reviewing the documents provided, TECO-PGS has NO objection to this request. PGS does not have any active facilities in this specified area.

If you have further questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Briana". The signature is written in a cursive, flowing style.

Briana Velez
Peoples Gas Systems- Engineering
8416 Palm River Rd, Tampa FL 33619
Office: (813)275-3700 ext:53700
Cell: (813)460-2040