

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: 09-29-2025

Application: 1509622 EMERY ROGER E

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: 09-29-2025 **PRINTED**

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

Board of County Commissioners

Hernando County, Florida

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

Development Services	352-754-4050	Health Department	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: 09-18-2025

Application: 1509622 EMERY ROGER E

Department: H.C.UTILITIES DEPT

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: HERNANDO COUNTY UTILITIES

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

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

Fax #: (352) 754-4485

Comments:

Reported on: 09-18-2025

The Hernando County Utilities Department (HCUD) has reviewed the request to vacate the 7.5-foot-wide drainage and/or utility side lot easement between lot 1 and lot 2 of Block 58 Ridge Manor Estates Unit 2 and have no objections to this vacate request as shown on the survey provided.

WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.

Your Touchstone Energy® Cooperative



October 23, 2025

Ms. Jacqueline M. Mays
Zoning Manager
1653 Blaise Drive
Brooksville, FL 34601

RE: Application to Vacate – Lots 1 & 2 Block 58 Ridge Manor Estates,
UNIT NO. 2, PB 10 Pages 2-27
Key # 00032510
Parcel #R36 122 21 0870 0580 0010

Ms. Mays,

Withlacoochee River Electric Cooperative, Inc., has no objection to the vacating of the current Easement on Lots 1 and 2, Block 58, Ridge Manor Estates, Unit 2 according to the plat thereof as recorded in Plat Book 10, Pages 2-27.

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

Thank you,

David B. Lambert, II
Vice-President & General Manager
Withlacoochee River Electric Cooperative, Inc.
P. O. Box 278
Dade City, FL 33526-0278

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: Thursday, September 18, 2025 1:37 PM
To: Stephanie Rose
Subject: RE: [EXTERNAL] Vacation of Easement. Permit number 1509622

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 Ms. Rose,

Duke Energy does not serve this area, therefore we have not objection to this vacate request.

Please contact me if you have any questions.

Thank you,

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: Wednesday, September 17, 2025 12:12 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: [EXTERNAL] Vacation of Easement. Permit number 1509622

***** 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,

Attached is the Vacation of Easement for permit number 1509622 at 0 Smallman St.

Thank you,



Stephanie Rose | Zoning Technician III

Development Services Department

Zoning Division

1153 Blaise Dr., Brooksville, FL 34601

Phone: (352) 754-4048

Email: zoningdepartment@hernandocounty.us

Website: www.hernandocounty.us

You're receiving this message because you're a member of the VACATIONS group from HCBOCC. To take part in this conversation, reply all to this message.

[View group files](#) | [Leave group](#) | [Learn more about Microsoft 365 Groups](#)



10/08/2025

Robert E. Emery
PO Box 466
Owensville, OH, 45160
513-262-8788
Fordmn4u@aol.com

Re: Use of Easement Request
Southeast Ave and Smallman St
Owner/s: Emory, E. Robert

Robert Emory,
AT&T has received and reviewed the plans for the use of the utility easement located on the subject parcel. 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.

This letter does not imply any vacation of easement.

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

Respectfully,

Taylor Gray

Taylor Gray
AT&T
Manager – OSP Planning & Engineering Design
19386 Ft. Dade Ave, RM 101, Brooksville, FL 34601
Mobile: (407)864-9794
Email: tg967c@att.com

Stephanie Rose

From: Beier, Lacey <Lacey.Beier@lumen.com>
Sent: Tuesday, October 7, 2025 12:18 PM
To: Stephanie Rose
Subject: Re: Vacation of Easement. Permit number 1509622
Attachments: Outlook-hi0phbac

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 Stephaine,

Lumen has no objection to the vacation request.

Thank you,

LUMEN[®]

Lacey Beier

Network Implementation Engineer II

819 W. Desoto St., Clermont FL 34711

Tel: 352-431-2214

Lacey.Beier@lumen.com

New - NI Organization



From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Wednesday, September 17, 2025 12:11 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: Vacation of Easement. Permit number 1509622

Good afternoon,

Attached is the Vacation of Easement for permit number 1509622 at 0 Smallman St.

Thank you,



Stephanie Rose | Zoning Technician III

Development Services Department

Zoning Division

1153 Blaise Dr., Brooksville, FL 34601

Phone: (352) 754-4048

Email: zoningdepartment@hernandocounty.us

Website: www.hernandocounty.us

You're receiving this message because you're a member of the VACATIONS group from HCBOCC. To take part in this conversation, reply all to this message.

[View group files](#) | [Leave group](#) | [Learn more about Microsoft 365 Groups](#)

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the sender by reply e-mail and destroy all copies of the communication and any attachments.

Stephanie Rose

From: MacDonald, Dawn M <Dawn.MacDonald@charter.com>
Sent: Wednesday, September 17, 2025 1:27 PM
To: Stephanie Rose; VACATIONS
Cc: MacDonald, Dawn M
Subject: Vacation of Easement. Permit number 1509622

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.

We have no objection to the vacate

Spectrum▶

Dawn MacDonald/ Construction Service Coordinator/407-374-0558
2850 S Lecanto Hwy.Lecanto FL 34461

From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Wednesday, September 17, 2025 12:12 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Subject: [EXTERNAL] Vacation of Easement. Permit number 1509622

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

Good afternoon,

Attached is the Vacation of Easement for permit number 1509622 at 0 Smallman St.

Thank you,

**Stephanie Rose | Zoning Technician III**

Development Services Department

Zoning Division

1153 Blaise Dr., Brooksville, FL 34601

Phone: (352) 754-4048**Email:** zoningdepartment@hernandocounty.us**Website:** www.hernandocounty.us

You're receiving this message because you're a member of the VACATIONS group from HCBOCC. To take part in this conversation, reply all to this message.

[View group files](#) | [Leave group](#) | [Learn more about Microsoft 365 Groups](#)

The contents of this e-mail message and any attachments are intended solely for the addressee(s) and may contain confidential and/or legally privileged information. If you are not the intended recipient of this message or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and any attachments. If you are not the intended recipient, you are notified that any use, dissemination, distribution, copying, or storage of this message or any attachment is strictly prohibited.



December 1, 2025

To: 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

Re: Vacation of Easement
Address: 7181 Southeast Ave, Webster, FL, 33597
Key land numbers: **32510**.

To Whom It May Concern,

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

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

Sincerely,

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