

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: 10-15-2025

Application: 1511580 BAILEY CINDY L

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: MCCORREL KANDICE
KMCCORREL@CO.HERNANDO.FL.US

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

Fax #: (000) 000-0000

Comments:

Reported on: 10-15-2025 **PRINTED**

Department of Public Works Engineering 1st Review Comments:
No objections the the vacationas submitted. Approved.

Board of County Commissioners

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Hernando Co. Fire:	352-540-6405	Planning	352-754-4057
City of Brooksville Utiliti	352-540-3810		

Date: 10-08-2025

Application: 1511580 BAILEY CINDY L

Department: H.C.UTILITIES DEPT

APPLICATION REVIEW COMMENTS

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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
ALAUURIE@CO.HERNANDO.FL.US

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

Fax #: (352) 754-4485

Comments:

Reported on: 10-08-2025

The Hernando County Utilities Department (HCUD) has reviewed the request to vacate the 6-foot-side drainage and /or utility side lot easements and the 10-foot back drainage and/or utility back lot easements for Lot 21 Block 1453 Spring Hill Unit 21 and have no objections to this vacate request as shown on the survey provided.

Your Touchstone Energy® Partner



October 16, 2025

Jacqueline Mays
Hernando County Development Dept
789 Providence Blvd,
Brooksville, FL 34601

RE:Key 429012

Dear Ms. Mays,

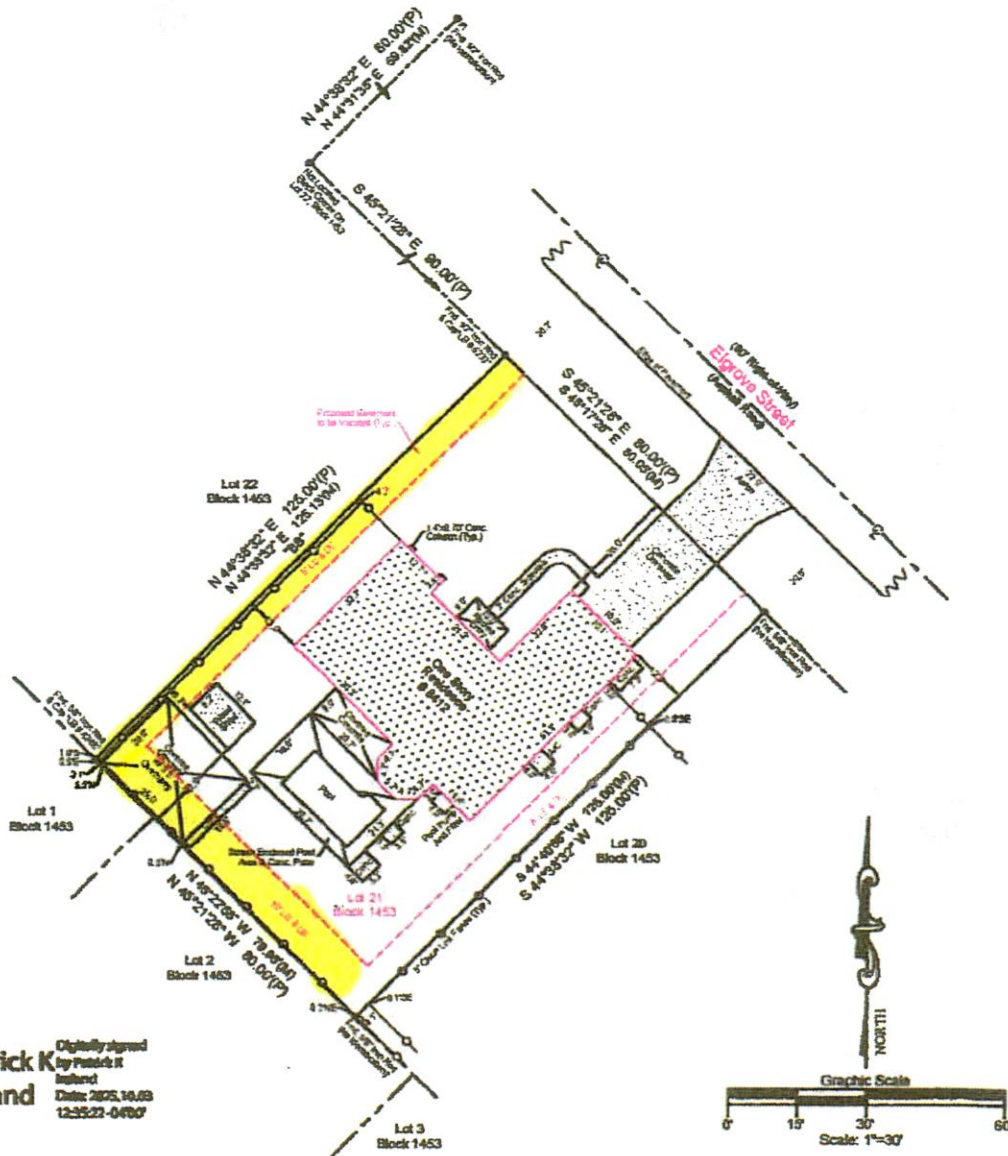
This is in response to your request to vacate easement on lot 21 key number 429012, 8412 Elgrove St, Withlacoochee River Electric Cooperative, INC has no Objection to this vacation as noted and highlighted in the attached survey. If you have any further questions please do not hesitate to call me at 352-596-4000 EXT.3130

Sincerely,

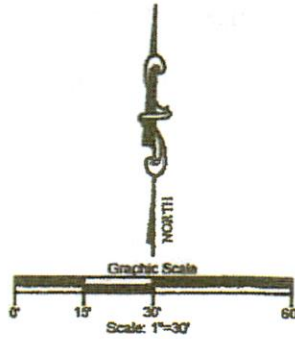
A handwritten signature in blue ink, appearing to read "Brian Mauldin".

Brian Mauldin
Supervisor of Engineering Services

BOUNDARY SURVEY



Digitally signed
Patrick K. Ireland
 Ireland
 Date: 2025.10.09
 12:55:22 -0400'



<p>DISCLAIMER</p> <p>> Survey is based upon the legal description supplied by Client.</p> <p>> Allowing for possible block/lot area errors, this is a boundary survey only. It is not a title survey.</p> <p>> All other boundaries shown are approximate and should not be relied upon.</p> <p>> This survey is not to be used for any purpose other than that for which it was prepared.</p> <p>> No warranty is made by the Surveyor as to the accuracy of the information provided by the Client.</p> <p>> The Surveyor is not responsible for any errors or omissions in this survey.</p> <p>> The Surveyor is not responsible for any errors or omissions in this survey.</p> <p>> The Surveyor is not responsible for any errors or omissions in this survey.</p>	<p>LEGEND</p> <ul style="list-style-type: none"> --- Boundary Line --- Easement --- Right-of-Way --- Utility Line --- Fenced Area --- Proposed Construction --- Existing Construction --- Other 	<p>FIELD DATA</p> <p>DATE: 10/09/25</p> <p>DRAWN BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>DATE: 10/09/25</p>
<p>LEGAL DESCRIPTION</p> <p>LOT 22, BLOCK 1453, SPRING HILL, UNIT 21, AS PER PLAT HERETOBY RECORDED IN PLAT BOOK 08, PAGE 04-04 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.</p>	<p>CHECKED BY:</p> <p>CLARENCE AND CORY L. BARLEY</p>	<p>FIELD DATA:</p> <p>DATE: 10/09/25</p> <p>DRAWN BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>DATE: 10/09/25</p>
<p>PROPERTY ADDRESS:</p> <p>3613 W. GARDEN ST., SPRING HILL, FL 34809</p>	<p>NOTE BY SURVEYOR:</p> <p>CONSIDER CONCRETE OVERLAPPING</p>	<p>OFFICE DATA:</p> <p>DATE: 10/09/25</p> <p>DRAWN BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>DATE: 10/09/25</p>

Stephanie Rose

From: Cuadra, Irma I. <Irma.Cuadra@duke-energy.com>
Sent: Thursday, October 9, 2025 1:55 PM
To: Stephanie Rose
Subject: 8412 Elgrove St, Spring Hill -- RE: [EXTERNAL] Vacation of Easement 1511580 key 429012

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,

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

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: Tuesday, October 7, 2025 11:53 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Cc: Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: [EXTERNAL] Vacation of Easement 1511580 key 429012

***** 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 8412 Elgrove St. Key number 429012:

1. Application
2. Survey
3. Deed

Once your review is complete, please return your response to the email below.



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.

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10/08/2025

Cindy Bailey and Clarence Bailey
8412 Elgrove St
Spring Hill, FL 34608
352-777-6517
Cindybailey59@yahoo.com

Re: Vacation of Easement 1511580 key 429012
8412 Elgrove St
Owner/s: Cindy & Clarence Bailey

Mr. and Mrs. Bailey,

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 buried facilities on southwest side (or back) of the property and they will need to be located prior to any excavation and construction commencing. If relocation of these facilities is necessary for the proposed concrete, then this would be billable work to the property owner. Please contact me to get this billable process started.

In addition, it will be the property owner's responsibility, including any expense, to provide access to these facilities if AT&T needs to maintain, replace, or upgrade these facilities at any time.

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

Stephanie Rose

From: Beier, Lacey <Lacey.Beier@lumen.com>
Sent: Tuesday, October 7, 2025 12:12 PM
To: Stephanie Rose
Cc: Jacqueline Mays
Subject: Re: Vacation of Easement 1511580 key 429012
Attachments: Outlook-mgfw hryh

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 Stephanie,

This is outside of Lumen's territory.

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: Tuesday, October 7, 2025 11:53 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Cc: Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: Vacation of Easement 1511580 key 429012

Good afternoon,

Please find attached the following documents for your review of a vacation of easement at 8412 Elgrove St. Key number 429012:

1. Application
2. Survey
3. Deed

Once your review is complete, please return your response to the email below.



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.

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Stephanie Rose

From: Brown, Christopher D <christopher.brown4@charter.com>
Sent: Thursday, November 20, 2025 9:10 AM
To: Stephanie Rose
Subject: RE: [EXTERNAL] FW: 4th request - Vacation of Easement 1511580 key 429012

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.

Spectrum has underground facilities in the rear easement. Spectrum would be willing to relocate at the cost of the petitioner and with the approval of the neighboring homeowners to use their easement to relocate the cable to.

Thank you,

Spectrum

Christopher Brown | CCII | 352-445-3513
16209 Flight Path | Brooksville, FL 34604

From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Thursday, November 20, 2025 8:54 AM
To: Brown, Christopher D <christopher.brown4@charter.com>
Subject: [EXTERNAL] FW: 4th request - Vacation of Easement 1511580 key 429012

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

Good morning,

Just following up on this vacation of easement. Please see attached for your review.

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

From: Stephanie Rose
Sent: Friday, November 14, 2025 11:46 AM
To: christopher.brown4@charter.com; BVelez@tecoenergy.com
Cc: Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: 3rd request - Vacation of Easement 1511580 key 429012

Good morning,

Just following up on this Vacation of Easement. Please see the attached for your review.

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

From: Stephanie Rose
Sent: Thursday, November 6, 2025 11:43 AM
To: christopher.brown4@charter.com; bvelez@tecoenergy.com
Cc: Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: FW: Vacation of Easement 1511580 key 429012

Good morning,

I'm just sending out a follow up email on this vacation of easement application.

Once your review is complete, please return your response to the email 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

From: Stephanie Rose
Sent: Tuesday, October 7, 2025 11:53 AM
To: VACATIONS <VACATIONS@co.hernando.fl.us>
Cc: Jacqueline Mays <JMays@co.hernando.fl.us>
Subject: Vacation of Easement 1511580 key 429012

Good afternoon,

Please find attached the following documents for your review of a vacation of easement at 8412 Elgrove St. Key number 429012:

1. Application
2. Survey
3. Deed

Once your review is complete, please return your response to the email below.



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

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Stephanie Rose

From: Stephanie Rose
Sent: Monday, December 29, 2025 3:44 PM
To: CINDYBAILEY59@YAHOO.COM
Subject: Vacation of Easement 1511580

Good afternoon,

We've received comments back from Spectrum—please see the email below for details.

Please reach out to Spectrum to address and resolve their comments. Once everything has been taken care of with Spectrum, kindly submit the approval documentation from them.

Thank you!

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

From: Brown, Christopher D <christopher.brown4@charter.com>
Sent: Thursday, November 20, 2025 9:10 AM
To: Stephanie Rose <SRose@co.hernando.fl.us>
Subject: RE: [EXTERNAL] FW: 4th request - Vacation of Easement 1511580 key 429012

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.

Spectrum has underground facilities in the rear easement. Spectrum would be willing to relocate at the cost of the petitioner and with the approval of the neighboring homeowners to use their easement to relocate the cable to.

Thank you,

Spectrum

Christopher Brown | CCII | 352-445-3513



5/12/2026

8412 Elgrove st Spring Hill FL, 34608

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 underground facilities within the rear 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



November 14, 2025

To: **Stephanie Rose | Zoning Technician III**
Development Services Department

Zoning Division

1153 Blaise Dr., Brooksville, FL 34601

Phone: (352) 754-4048

Re: Easement Vacate

Address: 8412 Elgrove Street , Spring Hill , FL 34608

Key Number : R36 122 21 0870 0580 0010

To Whom It May Concern,

Thank you for contacting Peoples Gas System, Inc. ("PGS") regarding the vacate of easement at the above referenced 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