



DEPARTMENT OF PLANNING AND ZONING

ZONING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601

P 352.754.4048 ♦ W www.HernandoCounty.us

June 19, 2026

Aarush Hospitality LLC
6298 Nature Coast Blvd
Brooksville, FL 34602

Re: VACATION OF ALL 5 FOOT DRAINAGE AND UTILITY EASEMENTS ON MERGED LOT 18, 19, 20, 21, 22, AND 23, IN CORTEZ CROSSING PHASE 2.

To whom it may concern.

This letter is to inform you as an adjoining property owner that the Hernando County Board of County Commissioners (BOCC) has received a petition from **1275 Holdings LLC within Cortez crossing Phase 2 plated subdivision**. The petitioner is seeking this vacation for the **removal of all the 5 Foot Drainage and Utility Easements**. A copy of the petitioners' survey is enclosed. Included also is a Notice of Public Hearing scheduled for **July 7, 2026** in the County Commission Chambers, Room 160, Hernando County Administration Building, 20 North Main Street, Hernando County, Brooksville, Florida, during which the BOCC will consider vacating, abandoning, renouncing and disclaiming any ownership rights or interest of the County and the public in the easement which has the legal description of:

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE OF:

**PARCEL 1
LOT 18, CORTEZ CROSSING PHASE 2:**

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1125, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE AND THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF

**PARCEL 2
LOT 19, CORTEZ CROSSING PHASE 2:**

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL

RECORDS BOOK 3318, PAGE 1125, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE AND THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF

**PARCEL 3
LOT 20, CORTEZ CROSSING PHASE 2:**

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1125, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE AND THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF

**PARCEL 4
LOT 21, CORTEZ CROSSING PHASE 2:**

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1125, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE AND THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF

**PARCEL 5
LOT 22, CORTEZ CROSSING PHASE 2:**

ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3121, PAGE 1338, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

**VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT
ALONG THE SOUTHERLY LINE OF**

**PARCEL 6
LOT 23, CORTEZ CROSSING PHASE 2:**

**ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT
BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO
COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION
CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL
RECORDS BOOK 3318, PAGE 1044 AND LESS AND EXCEPT THAT PORTION
DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS
BOOK 3520, PAGE 1639, OF THE PUBLIC RECORDS OF HERNANDO
COUNTY, FLORIDA**

You have the right to appear at the Public Hearing and voice any comments and/or concerns you may have about the petition, or you can send a written response to this office at the above address. The petitioner and/or their agent may contact you regarding any objections.

Stephanie J Rose

Stephanie J Rose
Lead Zoning Technician
Hernando County Development Services
Zoning Division
Phone (352)754-4048
Email Srose@hernandocounty.us

