

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: 11-17-2025

Application: 1513203 CROUCHER STEPHANIE 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: MCCORKEKEL KANDICE
KMCCORKEKEL@CO.HERNANDO.FL.US

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

Fax #: (000) 000-0000

Comments:

Reported on: 11-17-2025

Department of Public Works Engineering 1st Review Comments:

The Platted 20-foot wide easement at all lot lines abutting and adjacent to lakes, waterways can not be vacated as it is reserved for the purpose of maintenance.

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City of Brooksville Utiliti	352-540-3810		

Date: 11-06-2025

Application: 1513203 CROUCHER STEPHANIE 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

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- (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: 11-06-2025

The Hernando County Utilities Department (HCUD) has reviewed the request to vacate the 20-foot-wide Lake Maintenance Easement for Lot 24 Block 1791 Spring Hill Unit 25 and have no objections to this vacate request as shown.

Your Touchstone Energy® Partner



November 10, 2025

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

RE:Key 00651137

Dear Ms. Mays,

This is in response to your request to vacate the back easement on Key number 00651137. Withlacoochee River Electric Cooperative, INC has no Objection to this vacation as noted 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', with a large, stylized flourish extending to the right.

Brian Mauldin
Supervisor of Engineering Services



APPLICATION FOR PETITION TO VACATE EASEMENTS

RECEIVED
NOV 05 2025
HERNANDO COUNTY ZONING

1513203

This application must be submitted to the Zoning Department with all attachments and other items listed on the Instruction Sheet. Applications may not be reviewed until all required items are furnished. Please note that the vacation requested must be justified and the filing of the application or appearance at the public hearing does not assure approval of said application. The Petitioner or his/her representative is/are required to appear in person at the public hearing.

1. Name of Petitioner: Stephanie L. Croucher and Damon B. Croucher

Mailing Address: 4112 Valley Brook Court

City Spring Hill State FL Zip 34606 Phone 352-616-9400

Email Address: moparmissile@yahoo.com

2. Name of Representative (if applicable): Lisa Wilson - The Permit Tech Inc.

Mailing Address: P O Box 15133

City Brooksville State FL Zip 34606 Phone 352-585-8326

Email Address: thepermittech@gmail.com

*Attach notarized letter of authorization from petitioner.

3. Location of area to be vacated: Back Easement

Key Number of area(s) to be vacated: 00651137

Name of Subdivision: Spring Hill Unit 25

Street Address: 4112 Valley Brook Court, Spring Hill FL 34606

4. Are any other applications pending?

Variance Conditional Use _____ Special Exception _____

Rezoning _____ Class I Subdivision _____ Other _____

5. Is the proposed vacation platted _____ or an unrecorded subdivision _____?

Stephanie Rose

From: BOCK, JASON A <JB2379@att.com>
Sent: Thursday, November 6, 2025 9:21 AM
To: Zoning Department
Cc: ROBERSON, NATASHA
Subject: Fw: Vacation of easement - File number 1513203 - Key 651137 - 4112 Valley Brook Ct Spring Hill FL 34606
Attachments: 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.

Stephanie,

At&t has no objection to the vacationing of the easements as noted on the survey document.

Jason Bock

Senior-Network Planning Engineer—AT&T National Design Process Staff
AT&T
7900 Mandarin Dr, Orlando, FL 32819
O: 321-388-9707
M: 407-353-8446 | jb2379@att.com



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From: ROBERSON, NATASHA
Sent: Thursday, November 6, 2025 8:03 AM
To: BOCK, JASON A
Subject: FW: Vacation of easement - File number 1513203 - Key 651137 - 4112 Valley Brook Ct Spring Hill FL 34606 Morning!

Rob said I could start sending stuff to you. Are you good to handle this or do you need me to?

Natasha Roberson

Sr Specialist – OSP Design Engineer, Wireline Access – Southeast, Florida Engineering

AT&T

450 N. Goldenrod Road, Orlando, FL 32807

M: 407-761-6792 | nr321r@att.com

From: Stephanie Rose

Sent: Wednesday, November 5, 2025 3:59 PM

To: VACATIONS ; ROBERSON, NATASHA ; Bvelez@tecoenergy.com; vacate@duke-energy.com

Subject: Vacation of easement - File number 1513203 - Key 651137 - 4112 Valley Brook Ct Spring Hill FL 34606

Good afternoon,

Please find attached the following documents for your review of a vacation of easement at 4112 Valley Brook Ct.

Key number 651137:

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: Srose@co.hernando.fl.us

Website: www.hernandocounty.us

Stephanie Rose

From: MacDonald, Dawn M <Dawn.MacDonald@charter.com>
Sent: Thursday, November 6, 2025 7:36 AM
To: Stephanie Rose
Cc: MacDonald, Dawn M
Subject: FW: [EXTERNAL] Vacation of easement - File number 1513203 - Key 651137 - 4112 Valley Brook Ct Spring Hill FL 34606
Attachments: 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: Wednesday, November 5, 2025 3:59 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>; nr321r@att.com; BVelez@tecoenergy.com; vacate@duke-energy.com
Subject: [EXTERNAL] Vacation of easement - File number 1513203 - Key 651137 - 4112 Valley Brook Ct Spring Hill FL 34606

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 4112 Valley Brook Ct. Key number 651137:

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: Srose@co.hernando.fl.us

Website: www.hernandocounty.us

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

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Stephanie Rose

From: vacate <vacate@duke-energy.com>
Sent: Wednesday, November 5, 2025 4:22 PM
To: Stephanie Rose
Subject: RE: [EXTERNAL] Vacation of easement - File number 1513203 - Key 651137 - 4112 Valley Brook Ct Spring Hill FL 34606

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, This isn't in our electric distribution service territory.

Thanks

Jonathan Kasper

Sr. Real Estate Representative

Real Estate Florida Distribution
2166 Palmetto Street
Clearwater, FL 33765
Mail Code: CWBAYG
Office-727-893-9262
Email: Jonathan.Kasper@Duke-Energy.com



From: Stephanie Rose <SRose@co.hernando.fl.us>
Sent: Wednesday, November 5, 2025 3:59 PM
To: VACATIONS <VACATIONS@co.hernando.fl.us>; nr321r@att.com; BVelez@tecoenergy.com; vacate <vacate@duke-energy.com>
Subject: [EXTERNAL] Vacation of easement - File number 1513203 - Key 651137 - 4112 Valley Brook Ct Spring Hill FL 34606

***** 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 4112 Valley Brook Ct. Key number 651137:

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: Srose@co.hernando.fl.us

Website: www.hernandocounty.us

Stephanie Rose

From: Beier, Lacey <Lacey.Beier@lumen.com>
Sent: Monday, November 17, 2025 4:18 PM
To: Stephanie Rose
Subject: Re: Vacation of easement - File number 1513203 - Key 651137 - 4112 Valley Brook Ct Spring Hill FL 34606
Attachments: Outlook-44on0lfv

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,

This address is outside of Lumen's territory.

Thank you,

Lacey Beier

Network Implementation Engineer II

819 W. Desoto St., Clermont FL 34711

Tel: 352-431-2214

Lacey.Beier@lumen.com

[New - NI Organization](#)

LUMEN[®]



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

Sent: Monday, November 17, 2025 3:32 PM

To: Beier, Lacey <Lacey.Beier@lumen.com>; bvelez@tecoenergy.com <bvelez@tecoenergy.com>

Subject: FW: Vacation of easement - File number 1513203 - Key 651137 - 4112 Valley Brook Ct Spring Hill FL 34606

Good afternoon,

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: Wednesday, November 5, 2025 3:59 PM

To: VACATIONS <VACATIONS@co.hernando.fl.us>; nr321r@att.com; BVelez@tecoenergy.com; vacate@duke-energy.com

Subject: Vacation of easement - File number 1513203 - Key 651137 - 4112 Valley Brook Ct Spring Hill FL 34606

Good afternoon,

Please find attached the following documents for your review of a vacation of easement at 4112 Valley Brook Ct. Key number 651137:

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: Srose@co.hernando.fl.us

Website: www.hernandocounty.us

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December 1, 2025

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

Re: Vacation of Easement
Address: 4112 Valley Brook Ct Spring Hill FL 34606

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,

A handwritten signature in black ink, appearing to read "Briana". The signature is fluid and cursive.

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