

MAY 18 2022

Don introduced the project.

Planning Department  
Hernando County, Florida

- Townhome Project
- 50' Buffer Adjacent to Woodland Waters
- Will be utilizing an easement to connect to Bourassa Blvd through the Lake Hideaway Property
- Two Story Products
- Mentioned to the Individuals that own the property along Lazy Days Ct can reach out to the county to request to vacate the right of way at this location

#### Questions

- Can you provide black chain link fence?
  - Developer- why?
  - Keeps people off the property. Lake Hideaway is providing a fence, we would like a black chain link fence on your side of the buffer.
  - Developer- we can consider a black chain link fence; however, we would be placing it on our property line. We are not going to police your residents from disturbing our buffer.
  - Don- the best way to get your fence is to agree to getting it on the property line.
  - Resident who owns property adjacent to the property line- it would be preferred on the property line, I was considering putting up a fence later this year, but it will help me save money from putting up a fence.
- I want a bigger buffer
  - Don- Do you know what a normal buffer is? It is more like 15 feet, we are doing over 3x the required normal buffer.
- I want people to stop trespassing and the buffer to be a no man's land, it needs to have a fence on your side.
  - Developer- I will agree to it on the property line; however, if it is on our side of the buffer, it provides access for your neighborhood, not our neighborhood.
- We are worried about people setting up grills, playgrounds, or storage in their backyard.
  - Developer- This is a townhome project; they will not have backyards and the ability to put these items on the property. There will be no storage options on site.
- Both residents that own all the property adjacent to the property line said that they are okay with a fence on the property line.
- Will there be sewer?
  - Don- Yes. Water and Sewer will be provided
- Is there reclaimed water for landscaping?
  - Don- No, we will be required to have a well.
- Will the irrigation impact the local lakes? We do not want the water level to decrease from Tooke Lake, or the fertilizers from individuals lawn to pollute the lake.

- Don- The well will require permitting from SWFWMD. Their regulations will not allow for the well to impact the lake. We will dig below the water table that is feeding the lake. Also, this will be a shared lawn maintenance. Individuals will not be putting fertilizer on the lawn, it will be done by a professional service according to local regulations.
- Have you completed a project like this?
  - Yes, in 2004 we did a development in Hillsborough county called Ashburn Square.
- How will the project be illuminated? We want you to commit to providing us with the dark skies that we currently enjoy at night.
  - Don- Illumination studies are required to make sure that the lighting is contained to the development sight.
  - Developer- we utilized solar street lights at our Avalon Development. If you guys want to drive by there at night, you can get an idea for how the lighting works.

From here the presentation ended. I spoke with the head of the HOA and she mentioned that she enjoyed the way we did the presentation. It was very informative and she would just like me to keep her in the loop for developments on this project.

Workshop Date: MAY 17, 2022

SIGN POSTING AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP

Instructions

1. All information must be completed on this affidavit prior to being signed in the presence of a Notary Public.
2. The Notice of Public Inquiry sign(s) must be posted on the property at least ten (10) days prior to the workshop pursuant to the adopted rules, and;
3. This affidavit must be returned to the Hernando County Planning Department along with all other Public Inquiry Workshop forms directly after the Workshop is conducted in order to complete the application file. Failure to return this affidavit may result in the petition not being scheduled for public hearing(s).

AFFIDAVIT

Before me, the undersigned authority, personally appeared Tatum Csorba  
 (Print or Type Name)  
 who, being duly sworn deposeth and says that:

1. The Notice of Public Hearing sign(s) were posted on May 06, 2022, and;
2. The attached photograph(s) of the posted sign(s) were taken on \_\_\_\_\_

Application Name: LAND BUILDERS  
 File Number: 12214

Tatum Csorba  
 (Signature)

State of Florida                      On this the 12<sup>th</sup> day of May, 20 22 before me, the undersigned Notary Public of the State of Florida, personally appeared  
 County of Hernando                      Tatum Csorba  
 (Name(s) of the Individual(s) who appeared before notary)

and whose name(s) is/are subscribed to the within instrument, and he/she/they acknowledge that he/she/they executed it.

Official Date Stamp:

NOTARY SEAL:

WITNESS my hand and official seal.

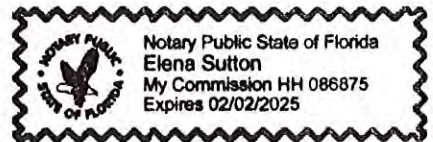
Received

MAY 12 2022

Planning Department  
Hernando County, Florida

Elena Sutton  
NOTARY PUBLIC, STATE OF FLORIDA

Elena Sutton  
(Name of Notary Public: Print, or Type as Commissioned)



- 9  Personally known to me, or
- 9 Produced Identification: \_\_\_\_\_  
(Type of Identification Produced)
- 9 DID take an oath, or 9 DID NOT take an oath.





# HERNANDO COUNTY PUBLIC INQUIRY WORKSHOP

HERNANDO COUNTY IS REVIEWING THE FOLLOWING REQUEST. A PUBLIC WORKSHOP IS BEING HELD AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.

FILE NO. 112217

DATE OF WORKSHOP: MAY 17, 2022

TIME OF WORKSHOP: 4:15 - 5:15 PM

REQUEST: REZONING TO PDP (MULTIFAMILY) FOR TOWN HOMES

WORKSHOP LOCATION: WEST HERNANDO LIBRARY - 6335 BLACKBIRD AVE, SPRING HILL

FOR MORE INFORMATION CONTACT HERNANDO COUNTY PLANNING DEPARTMENT AT 352-754-4057



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AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP  
MAILING OF NOTICE

I, Tatum Csorba, hereby certify that I did mail a notice of the May 17, 2022 Public Inquiry Workshop, at least ten days prior to said workshop, to property owners of every parcel of land within 1000 feet in any direction from the property in accordance with the listing provided by the Hernando County Property Appraiser's Office. A copy of the mailed notice and property owner list is attached herewith.

Tatum Csorba  
Signature of Affiant

STATE OF FLORIDA  
COUNTY OF Hernando County

The foregoing instrument was acknowledged before me this 12th day of May, 2022 by Tatum Csorba who is  personally known to me or  produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal at Hernando County, Florida

Elena Sutton  
Signature of Notary Public



Notary Seal/Stamp

Received

MAY 12 2022

Planning Department  
Hernando County, Florida

Rev. 01/3/17

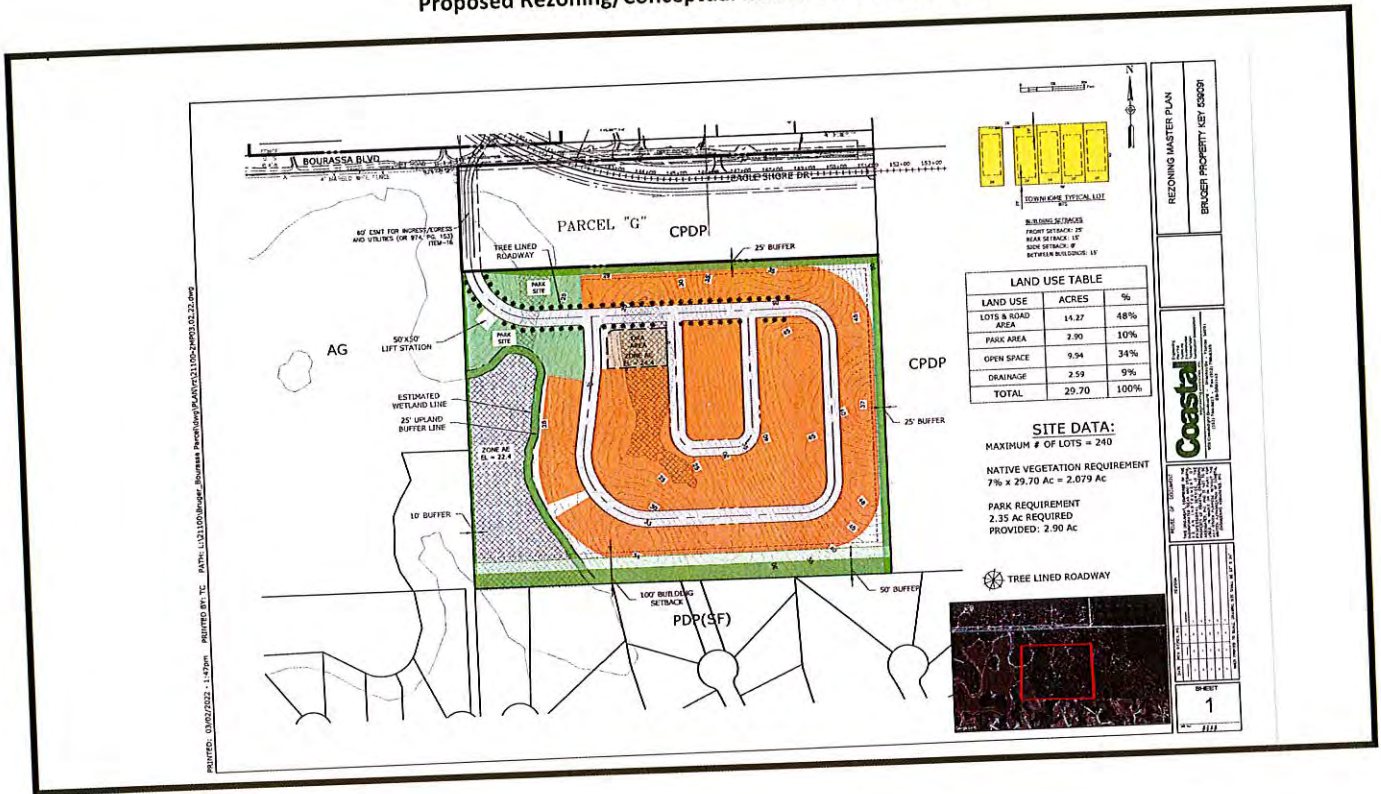
**NEIGHBORHOOD INQUIRY WORKSHOP  
LAND BUILDER BRUGER**

MAY 17, 2022  
4:15 - 5:15 P.M.

WEST HERNANDO BRANCH LIBRARY 6335 BLACKBIRD AVE, SPRING HILL, FL 34613

Please join the Developer and their Planner to discuss a project located on property that is identified as being within 1000' of property you own. This meeting involves the development of a planned multi-family residential community with 240 dwelling units. The referenced 29.70-acre parcel is identified by the Hernando County Property Appraiser (HCPA) as Key No. 00539091, and is located south of Bourassa Blvd. We have included a Proposed Master Plan with this mailing for your review. We look forward to seeing you and answering any questions you may have.

**Proposed Rezoning/Conceptual Master Plan - Master Plan**



If you have any questions or would like to make a verbal comment concerning the rezoning email or call us!

Don Lacey, A.I.C.P.  
Director of Planning for Coastal  
dlacey@coastal-engineering.com  
(352) 848-3661

Cut Here      Cut Here      Cut Here      Cut Here      Cut Here

**Caldera at Sterling Hill Rezoning Comment Card**

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Comment: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please use the reverse side if additional space is needed.

Mail comment to:  
Coastal Engineering Associates, Inc.  
966 Candlelight Boulevard  
Brooksville, FL 34601

Received

MAY 18 2022

Planning Department  
Hernando County, Florida

AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP  
CITIZEN SIGN-IN SHEET  
EXECUTIVE SUMMARY

This affidavit attests that the attached original citizen sign-in sheet is an official record of attendance at the workshop and the attached executive summary explains what information was provided to the public at the workshop. All exhibits displayed at the workshop are included.

File Number: H2214

Applicant Name: Land Builder LLC

Public Inquiry Workshop Date: 05/17/2022

Tatum Csorba  
Signature of Affiant

STATE OF FLORIDA  
COUNTY OF Hernando County

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of May, 2022, by Tatum Csorba who is  personally known to me or  produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal at Hernando County, Florida

Elena Sutton  
Signature of Notary Public



Notary Seal/Stamp



**WELCOME - PLEASE SIGN IN**  
**Bruger Neighborhood Inquiry Workshop**  
**May 17, 2022**

Received  
MAY 18 2022  
Planning Department  
Hernando County, Florida

Name	Address	Email
Greg Hagopian	9344 Smooth Bark	carlover1981@yahoo.com
Jim + Karen Silvera	10142 Breezy Pines Ct	JGSilvera@hotmail.com
Henry + Daisy Roman	9490 Whisper Rd Tr	Kokosoko@gmail.com
Rick & Sue Rannell	10085 HERNANDO	RRANNELL@TWCNY.RR.COM



**WELCOME - PLEASE SIGN IN**  
**Bruger Neighborhood Inquiry Workshop**  
**May 17, 2022**

Name	Address	Email
Tim Kolb	10180 Feather Ridge Dr	tkolb55@yahoo.com
Elaine Kolb	10180 Feather Ridge Dr	elaine_kolb@yahoo.com
FRANCES CLICK	10130 Lazy Days Ct.	fredclick22@gmail.com
Jane Heid	9572 Whisper Ridge Trl	janeheid@att.net
RALPH FRANK	9619 Bearcat Trl	daq128ger@yahoo
MARK WATSON	10138 LAZY DAYS CT <del>WATSON 00326</del>	watson0032@bellsouth.net
Beth Lafaucie		bethann22@att.net
Paul Lennon	11223 WARM WIND WAY	plennon4@tampabay.com
Magda Embden	9387 Tooke Shore	
Bernard Embden	9387 Tooke Shore	Bembden@tampabay.fl.com

**WELCOME - PLEASE SIGN IN**  
**Bruger Neighborhood Inquiry Workshop**  
**May 17, 2022**

Name	Address	Email
Bill JACKETT	10143 SHORTRIDGE CT	bjackett@att.net
Bill JACKETT	10135 SHORTRIDGE CT	" "
Mary+ Rich Weyman	10549 Woodland Waters	maweyman@yahoo.com
Kathleen Sherman	11158 Warm Wind Way	donzi33@comcast.net
Brett Sherman	11158 Warm Wind Way	bshermanemail@icloud.com
Carolyn Kuzniewski	9484 Whisper Ridge Trl Week Wacker	ckuzniewski@msn.com
Barbara Monarch	10401 Rainbow Ridge Ct	monarchbarbara@gmail
Bob Goodwin	10233 Feather Ridge Drive	gibsones335tdc@yahoo.com
Theresa Nickinello	9577 Wilderness Trail	tnickinello@aol.com
Ellen Zee	10480 Rumble Ridge Ct	zeeecom@tampabay.rr.com



PARCEL_KEY	PARCEL_SHO	PARCEL_NUM	OWNER_NAME	OWNER_NAME	OWNER_NAME_1	MAIL_ADDR1	MAIL_ADDR2
1494699	26	R18 222 18 4325 0000 0260	BROWN DANIEL M			PO BOX 11	NORTH ANSON ME 04958-0011
1494797	36	R18 222 18 4325 0000 0360	CLICK FRED E TTEE, CLICK FRANCES J TTEE			10130 LAZY DAYS CT	WEEKI WACHEE FL 34613-6540
1494831	40	R18 222 18 4325 0000 0400	DEFINI SAM J, DEFINI KATHLEEN C			10113 LAZY DAYS CT	WEEKI WACHEE FL 34613
1494779	34	R18 222 18 4325 0000 0340	DIAZ IVAN, DIAZ SORAYA P			10114 LAZY DAYS CT	WEEKI WACHEE FL 34613-6540
822774	2.3	R07 422 18 0000 0020 0030	FELLELA JOSEPH A, FELLELA BRENDA G			11091 BOURASSA BLVD	WEEKI WACHEE FL 34613-3907
1561447	14	R18 222 18 3691 0000 0140	FINDLAY RICHARD LEON, FINDLAY MANUELA			9709 WILDERNESS TRL	WEEKI WACHEE FL 34613-6423
822765	3.2	R07 422 18 0000 0030 0020	HAWK LAKE HIDEAWAY LLC			2502 N ROCKY POINT DR STE 1050	TAMPA FL 33607-5995
1494751	32	R18 222 18 4325 0000 0320	HILL PAUL A, HILL LAURA A			10119 SHORTLEAF CT	WEEKI WACHEE FL 34613-6525
1494813	38	R18 222 18 4325 0000 0380	HOLLINGSWORTH LINDA			212 NORTH RD	WHITE PLAINS NY 10603-2915
1494724	29	R18 222 18 4325 0000 0290	JACKETT WILLIAM S TRUSTEE, JACKETT			10143 SHORTLEAF CT	WEEKI WACHEE FL 34613-6525
1494733	30	R18 222 18 4325 0000 0300	JACKETT WILLIAM S TTEE, JACKETT KYLA J		KYLA J TRUSTEE	10135 SHORTLEAF CT	WEEKI WACHEE FL 34613
1088352	2.9	R07 422 18 0000 0020 0090	KEOWN DONALD T		TTEE	11057 BOURASSA BLVD	WEEKI WACHEE FL 34613-3907
1494715	28	R18 222 18 4325 0000 0280	KNIPFER DAWN MARIE			10136 SHORTLEAF CT	WEEKI WACHEE FL 34613-6524
1494706	27	R18 222 18 4325 0000 0270	MENDOZA GLENN, MENDOZA PATRICIA			2734 SEILER DR	NAPERVILLE IL 60565-4418
1782663	3.2	R18 422 18 0000 0030 0020	NORMAN H CURTIS TTEE			1537 HUNTER LN	CLEARWATER FL 33764-2412
1494877	44	R18 222 18 4325 0000 0440	PINEIRO ANDRES, PINEIRO NORMA		ERICA	11033 BAYWIND CT	WEEKI WACHEE FL 34613-6531
1494822	39	R18 222 18 4325 0000 0390	PINEIRO JUAN ANTONIO NUNEZ JR, MEDVID			10129 LAZY DAYS CT	WEEKI WACHEE FL 34613-6541
1494886	45	R18 222 18 4325 0000 0450	POCIUS WILLIAM E, POCIUS DONNA M		NELSON	11019 BAYWIND CT	WEEKI WACHEE FL 34613-6531
973487	2.6	R07 422 18 0000 0020 0060	POINTS CHARLES WILLIAM, POINTS CATHY			11043 BOURASSA BLVD	WEEKI WACHEE FL 34613-3907
1561456	15	R18 222 18 3691 0000 0150	POTTER GREGORY, POTTER GINGER			11001 BAYWIND CT	WEEKI WACHEE FL 34613-6531
1561429	12	R18 222 18 3691 0000 0120	PUORRO RICHARD TTEE, PUORRO GERALDINE		TTEE	10417 SCENIC LAKE DR	WEEKI WACHEE FL 34613-3915
1494617	19	R18 222 18 4325 0000 0190	SILVERA JAMES G TTEE, SILVERA KAREN A		HAWKINS TTEE	10142 BREEZY PINES CT	WEEKI WACHEE FL 34613-6528
1494895	46	R18 222 18 4325 0000 0460	TOPPING AARON, TOPPING JENNIFER			11007 BAYWIND CT	WEEKI WACHEE FL 34613-6531
1494788	35	R18 222 18 4325 0000 0350	VITOLA MARINA			10122 LAZY DAYS CT	WEEKI WACHEE FL 34613-6540
1494804	37	R18 222 18 4325 0000 0370	WATSON MARK, WATSON TINA M			10138 LAZY DAYS CT	WEEKI WACHEE FL 34613-6540
1561438	13	R18 222 18 3691 0000 0130	WILFONG ADAM, WILFONG MICHELLE			10419 WOODLAND WATERS BLVD	WEEKI WACHEE FL 34613-3956

*[Handwritten signature]*



Received  
MAY 12 2022  
Planning Department  
Hernando County, Florida



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