

AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP
MAILING OF NOTICE

I, JONATHAN RILEY, hereby certify that I did mail a notice of the AUGUST 26TH, 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.

Jonathan Riley
Signature of Affiant

STATE OF FLORIDA
COUNTY OF Hernando County

The foregoing instrument was acknowledged before me this 13th day of September, 2022 by Jonathan Riley who is personally known to me or produced _____ as identification.

WITNESS my hand and official seal at Hernando County, Florida

Lindsay Morgan
Signature of Notary Public



LINDSAY ANN MORGAN
Commission # HH 022194
Expires November 16, 2024
Bonded thru Budget Notary Services

Notary Seal/Stamp

Received

SEP 15 2022

Planning Department
Hernando County, Florida

Rev. 01/3/17

PUBLIC INQUIRY WORKSHOP

LAND BUILDER BRUGER

September 08, 2022

4:00 p.m.

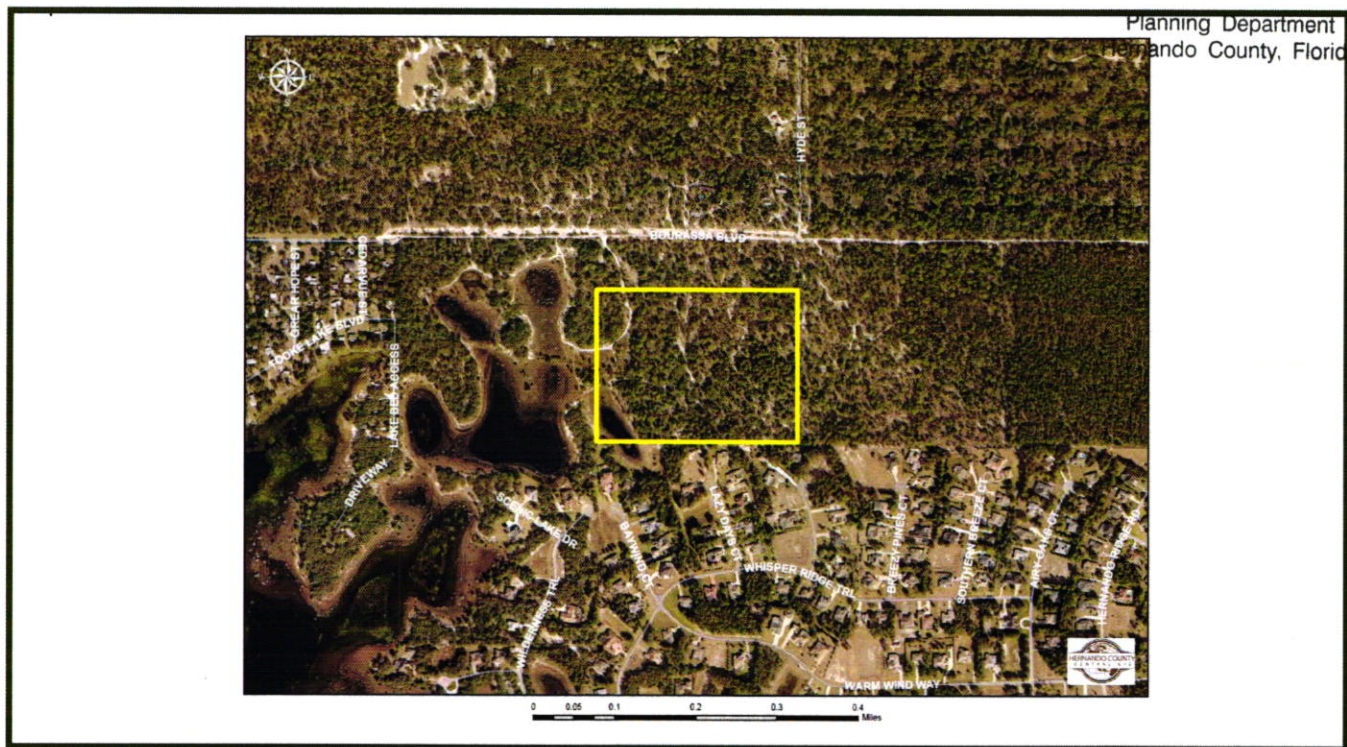
Christian Church in the Wildwood, 10051 Country Rd, Weeki Wachee, FL 34613
Building "D" (All the way around to the back past the main church)

Please join the Developer and their Planner for an additional *Public Inquiry Workshop* 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 townhome residential community with up to 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 look forward to seeing you and answering any questions you may have.

Received

SEP 15 2022

Aerial Photo of Property



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 -----

Bruger Property 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

PARCEL_KEY	PARCEL_SHO	PARCEL_NUM	OWNER_NAME	OWNER_NA_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	KYLA J TRUSTEE	10143 SHORTLEAF CT	WEEKI WACHEE FL 34613-6525
1494733	30	R18 222 18 4325 0000 0300	JACKETT WILLIAM S TTEE, JACKETT KYLA J	TTEE	10135 SHORTLEAF CT	WEEKI WACHEE FL 34613
1088352	2.9	R07 422 18 0000 0020 0090	KEOWN DONALD T		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		11033 BAYWIND CT	WEEKI WACHEE FL 34613-6531
1494822	39	R18 222 18 4325 0000 0390	PINEIRO JUAN ANTONIO NUNEZ JR, MEDVID	ERICA	10129 LAZY DAYS CT	WEEKI WACHEE FL 34613-6541
1494886	45	R18 222 18 4325 0000 0450	POCIUS WILLIAM E, POCIUS DONNA M		11019 BAYWIND CT	WEEKI WACHEE FL 34613-6531
973487	2.6	R07 422 18 0000 0020 0060	POINTS CHARLES WILLIAM, POINTS CATHY	NELSON	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

Received

SEP 15 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 BOUNDER, LLC

Public Inquiry Workshop Date: 9/8/22

Jonathan Riley
Signature of Affiant

STATE OF FLORIDA
COUNTY OF Hernando County

The foregoing instrument was acknowledged before me this 13th day of September, 2022 by Jonathan Riley who is personally known to me or produced _____ as identification.

WITNESS my hand and official seal at Hernando County, Florida

Lindsay Morgan
Signature of Notary Public



LINDSAY ANN MORGAN
Commission # HH 022194
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SIGN IN SHEET

Planning Department
Hernando County, Florida

DATE: 9-8-22

NAME

ADDRESS

ROGER DANESI	Ridge Top Loop
JIM & LINDA WISNIEWSKI	10599 RIDGE TOP LOOP
SAM & KATHY DEFINI	10113 LAZY DAYS CT
Kathie Diaz	11414 Warm Wind Way
BERNARD EMBDEN	9387 TOOLE SHORE
Joseph & Brenda Fellela	11091 BOURASSA Blvd
Galconis & C. Sharpe	10154 Feather Ridge Dr.
Dolores & Maity Hernandez	10141 Southern Breeze Ct.
Todd & Lois Kennedy	10132 Southern Breeze Ct.
Bresch, Frank & Cheryl	10131 Southern Breeze Ct.
Patricia Sala	10163 Ridge Top Loop
Hoyt Eason	9407 Bearfoot Trl
KEN LAVICKA	9595 BEARFOOT TRL
Robert Dillinger	9613 Whisper Ridge Trl.
BABS & Michael Monarch	10401 Rainbow Ridge Ct.
Jeannie Galbo	10184 Hernando Ridge Rd
Robert Goodwin	10233 Feather Ridge Drive
Russ & Pat Colburn	11376 Warm Wind Way
BILL & KYLA JACKETT	10135 SHOUTLEAF CT.

SIGN IN SHEET

DATE: 9-8-22

Received

SEP 15 2022

Planning Department
Hernando County, Florida

NAME	ADDRESS
Dave & Denise Jelliffe	11135 Warm Wind Way
FRANCES MICK	10130 Lazy Days Ct.
Doutteuu	11057 BOUASSA Blvd
KATHY Heathcoat	11057 BOUASSA Blvd
Richard Daren Haras	9472 Hernando Ridge Rd
Phil & Dawn Boerum	9465 Bearwalk Path
Mark Watson & Tina	10138 LAZY DAYS Ct.
STO Butler	10381 Ridge Top Loop
Bob BARTILUCCI	10187 RIDGE TOP Loop
GREGG & SUE SUTTON	10336 RIDGE TOP LOOP
LAMAR & Cindy Sprouse	10134-Whisper Ridge Trail
Jim & Karen Silvera	10142 Breezy Pines Ct.
James Coomes	10440 Ramble Ridge
David Knight	10102 Breezy Pines Ct
CARMEN PELOSE	9465 WHISPER RIDGE TRAIL
FRANK Alessio	9395 Bearwalk Path
Rudy Mandish	9600 Bearfoot Trail
Mary Mazzucco	10373 Ramble Ridge Ct.
M. Fitchett	10110 Breezy Pines Ct.

Landbuilder LLC – H2214- Neighborhood Inquiry Workshop

Cliff introduced the project and discussed the changes made based on the prior comments from the meeting.

- Townhome Project
- 50' Buffer Adjacent to Woodland Waters, 80% Opacic Buffer, Black fence with vinyl Slats
- 100' building setbacks
- Green Space and One-story buildings designed at the south end of the project

The woodland waters community were very thankful that Coastal took their comments into consideration and modified the project to benefit both parties.

Comments attached.

Received

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Planning Department
Hernando County, Florida

PUBLIC INQUIRY WORKSHOP

LAND BUILDER BRUGER

September 08, 2022

4:00 p.m.

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Hernando County, Florida

Aerial Photo of Property



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

Name: Dan Brown Brugers Property Rezoning Comment Card Address: 10120 Short Leaf CT
Email: brownst10tdst@me.net
Phone: 207-612-8296 PO BOX 11, KANSAN, ME 04958

Comment: Is there going to be a fence on the back side of property (south side) and if so, what kind of fence. I am concerned with noise + light pollution + car head lights

Please use the reverse side if additional space is needed.

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

COMMENTS

NAME: Frank & Sheryl Boesch

COMMENT: (Woodland waters)

Thank you for your time
& listening to the community
to make reasonable changes -
keep up the excellent work
& I apologize for the rest
of the community for their
whining comments.

Received

SEP 15 2022

COMMENTS

NAME: PHIL BOERUM

COMMENT: _____

I AM OPPOSED TO TOWNHOUSES
BEING BUILT NEXT TO WOODLAND
WATERS. I WILL BE AT THE BOCC
MEETING TO OPPOSE THE REZONING

Received

SEP 15 2022

Planning Department
Hernando County, Florida

COMMENTS

NAME: Jim & LINDA WISNIEWSKI

COMMENT: Thank you for accommodating
our requests.
Lacks fine

Received

SEP 15 2022

Planning Department
Hernando County, Florida

COMMENTS

NAME: Richard Haras

COMMENT: The density of the development
does not blend with Woodland Waters.

Received

SEP 15 2022

Planning Department
Hernando County, Florida

COMMENTS

NAME: Todd & Lois Kennedy

COMMENT: Thank you for the effort in designing
a community that is more agreeable to the
Woodland Waters community

Received

SEP 15 2022

Planning Department
Hernando County, Florida

COMMENTS

NAME: Martin and Dolores Woodland Waters

COMMENT: _____

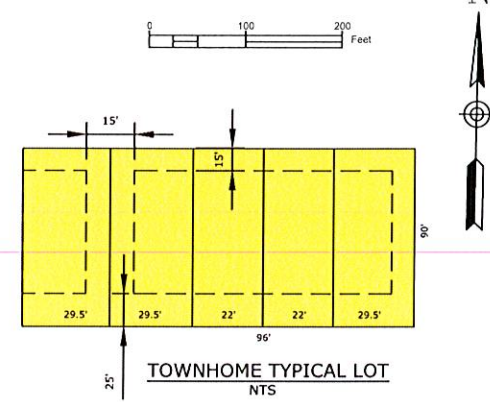
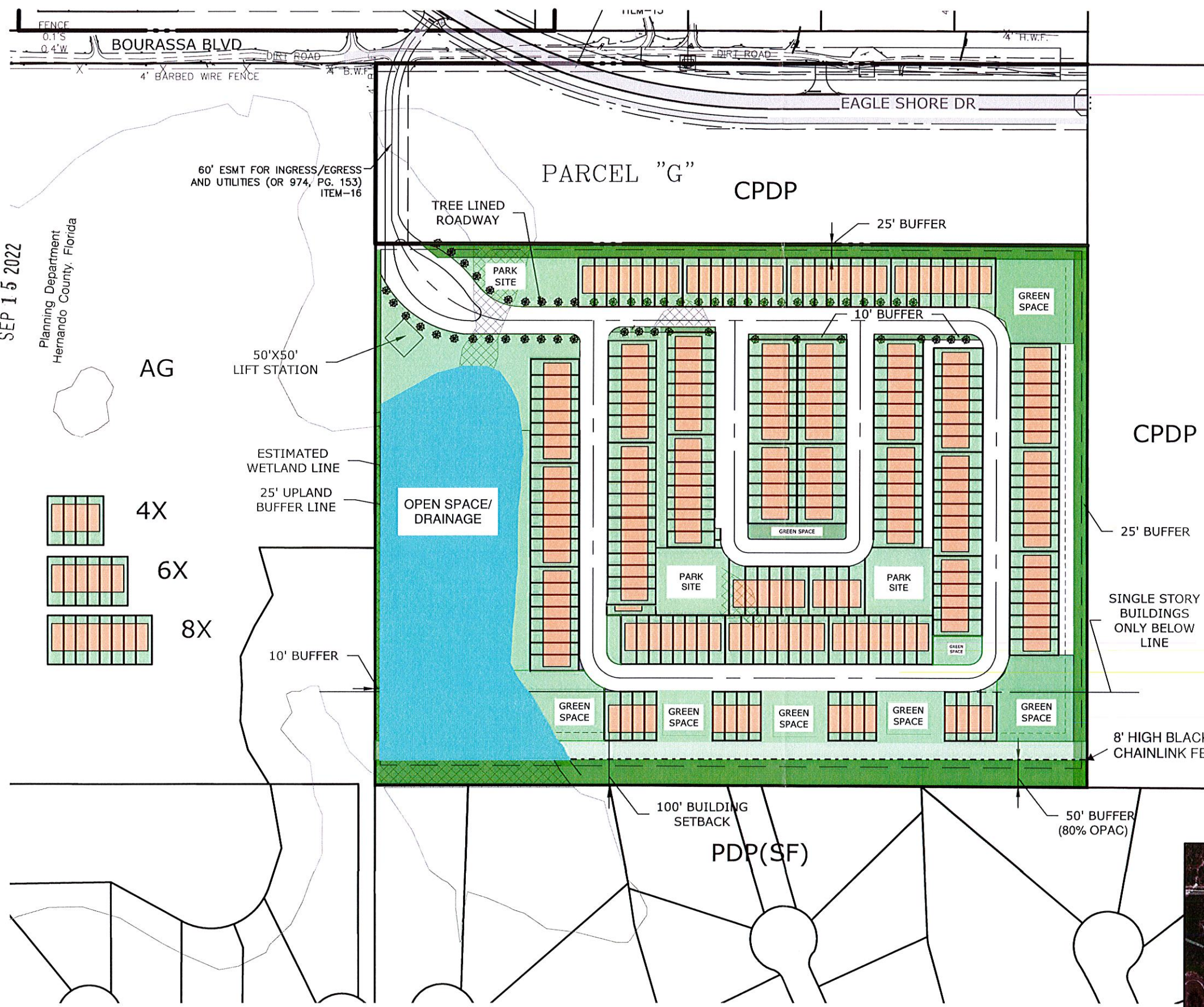
THANK VERY MUCH FOR YOUR RESEARCH
AND GOING "TOD BAT" FOR OUR COMMUNITY.

Received

SEP 15 2022

Planning Department
Hernando County, Florida

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SEP 15 2022
Planning Department
Hernando County, Florida



BUILDING SETBACKS
FRONT SETBACK: 25'
REAR SETBACK: 15'
SIDE SETBACK: 0'
BETWEEN BUILDINGS: 15'

LAND USE TABLE		
LAND USE	ACRES	%
LOTS & ROAD AREA	14.27	48%
PARK AREA	2.90	10%
OPEN SPACE	9.94	34%
DRAINAGE	2.59	9%
TOTAL	29.70	100%

SITE DATA:
MAXIMUM # OF LOTS = 240
PROPOSED # OF LOTS = 216

NATIVE VEGETATION REQUIREMENT
7% x 29.70 Ac = 2.079 Ac

PARK REQUIREMENT
2.35 Ac REQUIRED
PROVIDED: 2.90 Ac



REZONING MASTER PLAN
BRUGER PROPERTY KEY 539091

Engineering
Planning
Environmental
Transportation
Construction Management
Coastal Engineering Associates, Inc.
Brooksville, Florida 34601
986 Candlelight Boulevard
(352) 796-9420
Fax: (352) 796-8339
EIB-0000142

REUSE OF DOCUMENT
THIS DOCUMENT COMPRISED OF THE INCORPORATED INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

DATE	REV. BY	REV. NO.	REVISION

WHEN PRINTED TO SCALE, DRAWING SIZE SHALL BE 22" X 34"

SHEET
1