

From: [Michelle Miller](#)
To: [Alan Congdon](#)
Subject: FW: DHIC -Waterford Casitas - Target Dates for P&Z and BOCC
Date: Wednesday, September 28, 2022 5:32:05 PM
Attachments: [image005.png](#)
[Waterford Casitas - Community Meeting Sign-in Sheet.pdf](#)
[OAK HILL LAND LLC 082522.xlsx](#)
[CP3 Parcel Split Mailout Document.pdf](#)

Please print for the file and save as a community meeting for the P&Z. Thanks.

Michelle



Michelle L. Miller, M.S. | Planning Administrator
Planning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28027
Fax: (352) 754-4420
Email: mlmiller@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

"If not us, who? If not now, when?" – John F. Kennedy

From: Jonny Riley <JRiley@coastal-engineering.com>
Sent: Monday, September 26, 2022 8:25 AM
To: Michelle Miller <MLMiller@co.hernando.fl.us>; Omar DePablo <ODePablo@hernandocounty.us>
Subject: RE: DHIC -Waterford Casitas - Target Dates for P&Z and BOCC

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 Morning Michelle,

Attached is the sign in sheet and marketing material, as well as the APO and invite.

Thanks,

Jon Riley
Project Manager
O: (352) 796-9423 C: (352) 804-0042



From: Michelle Miller <MLMiller@co.hernando.fl.us>
Sent: Friday, September 23, 2022 4:38 PM
To: Jonny Riley <JRiley@coastal-engineering.com>; Omar DePablo <ODePablo@hernandocounty.us>
Subject: RE: DHIC -Waterford Casitas - Target Dates for P&Z and BOCC

Hi Jonny,

It was. I just wanted to be sure that I had information from you in case you had anything. Just provide me the sign in sheet, etc., for my records.

Thanks!



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"If not us, who? If not now, when?" – John F. Kennedy

From: Jonny Riley <JRiley@coastal-engineering.com>
Sent: Friday, September 23, 2022 4:37 PM
To: Michelle Miller <MLMiller@co.hernando.fl.us>; Omar DePablo <ODEPablo@hernandocounty.us>
Subject: Re: DHIC -Waterford Casitas - Target Dates for P&Z and BOCC

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Hey Michelle,

I was under the impression this was a community meeting and not a PIW. I have the sign in sheets and meeting agenda I can send you. We had 8 people in attendance and no comments. If you think it's necessary I'll put together a proper submission and get it to you Monday.

Get [Outlook for iOS](#)

From: Michelle Miller <MLMiller@co.hernando.fl.us>
Sent: Friday, September 23, 2022 4:33:40 PM
To: Jonny Riley <JRiley@coastal-engineering.com>; Omar DePablo <ODEPablo@hernandocounty.us>
Subject: RE: DHIC -Waterford Casitas - Target Dates for P&Z and BOCC

Hi Jonny,

Can you send me the information from this PIW? I'm trying to play catch up with the various projects from you guys and I don't want to miss anything. Trying to get ahead of things for November since the holidays are coming up on us very quickly!



Michelle L. Miller, M.S. | Planning Administrator
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Fax: (352) 754-4420
Email: mlmiller@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

"If not us, who? If not now, when?" – John F. Kennedy

From: Jonny Riley <JRiley@coastal-engineering.com>
Sent: Friday, September 16, 2022 11:11 AM
To: Omar DePablo <ODEPablo@hernandocounty.us>
Cc: Michelle Miller <MLMiller@co.hernando.fl.us>
Subject: FW: DHIC -Waterford Casitas - Target Dates for P&Z and BOCC

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Omar,

Do we have an update on the Waterford Casitas project? This is one of those jobs that Don hasn't giving me any real update on.

We did hold a community meeting on Wednesday at the West Hernando Library that went very well. Since the buffer was not changing from the original submission the community members there, did not show any concern about the change to the high end Casitas apartments.

Jon Riley
Project Manager
O: (352) 796-9423 C: (352) 804-0042



From: Nick Husak <NSHusak@drhorton.com>
Sent: Friday, September 16, 2022 10:17 AM
To: Jonny Riley <JRiley@coastal-engineering.com>
Cc: Don Lacey <dlacey@coastal-engineering.com>; Eric Patrick Duffy <EPDuffy@drhorton.com>; Brett Christopher McQuaide <BMcquaide@drhorton.com>
Subject: DHIC -Waterford Casitas - Target Dates for P&Z and BOCC

Jon,

Can you send me the latest target dates for the remaining public hearings for the Waterford Rezoning?



NICK HUSAK
Development Manager

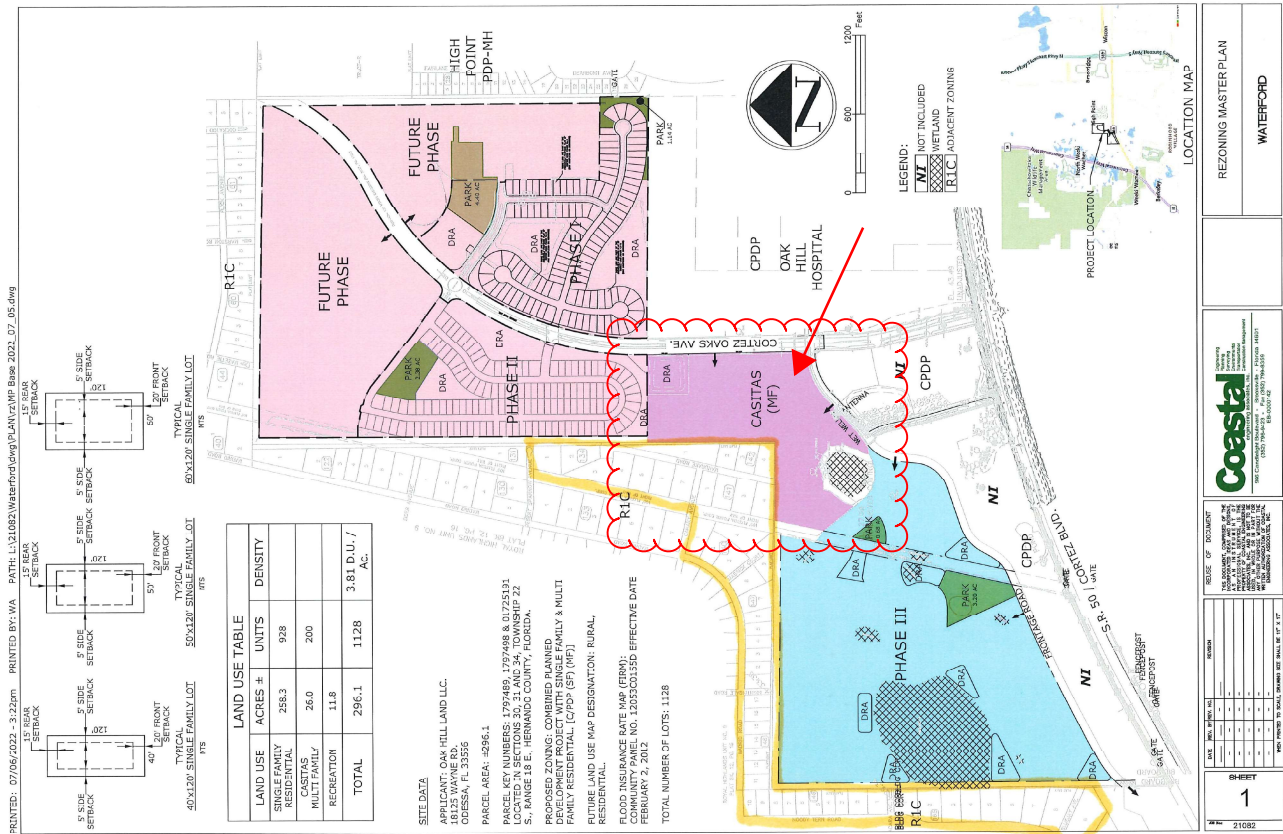
DHI COMMUNITIES
4042 Park Oaks Blvd., Suite 200, Tampa, FL 33610
mobile: 813.521.3203

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NEIGHBORHOOD COMMUNITY MEETING WATERFORD (PHASE 3) PARCEL SPLIT

Wednesday, September 14, 2022 4:00 PM-5:00 PM
West Hernando Branch Library (6335 Blackbird Ave, Weeki Wachee, FL 34613)

Please join the Developer and their Planner to discuss a project located on property that is identified as being within 150' of property you own. This meeting involves the development of a Combined Planned Development Project (CPDP). The referenced 296.1-acre parcels are identified by the Hernando County Property Appraiser (HCPA) as Key No. 1725191, 1797489, 1797498, 346673, 1765744, 1777786, & 1777937 and are located in Section 30 and 31, Township 22 South, range 18E of Hernando County, FL. 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.



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 -----

Waterford (Phase 3) Parcel Split Comment Card

Name: _____ Address: _____

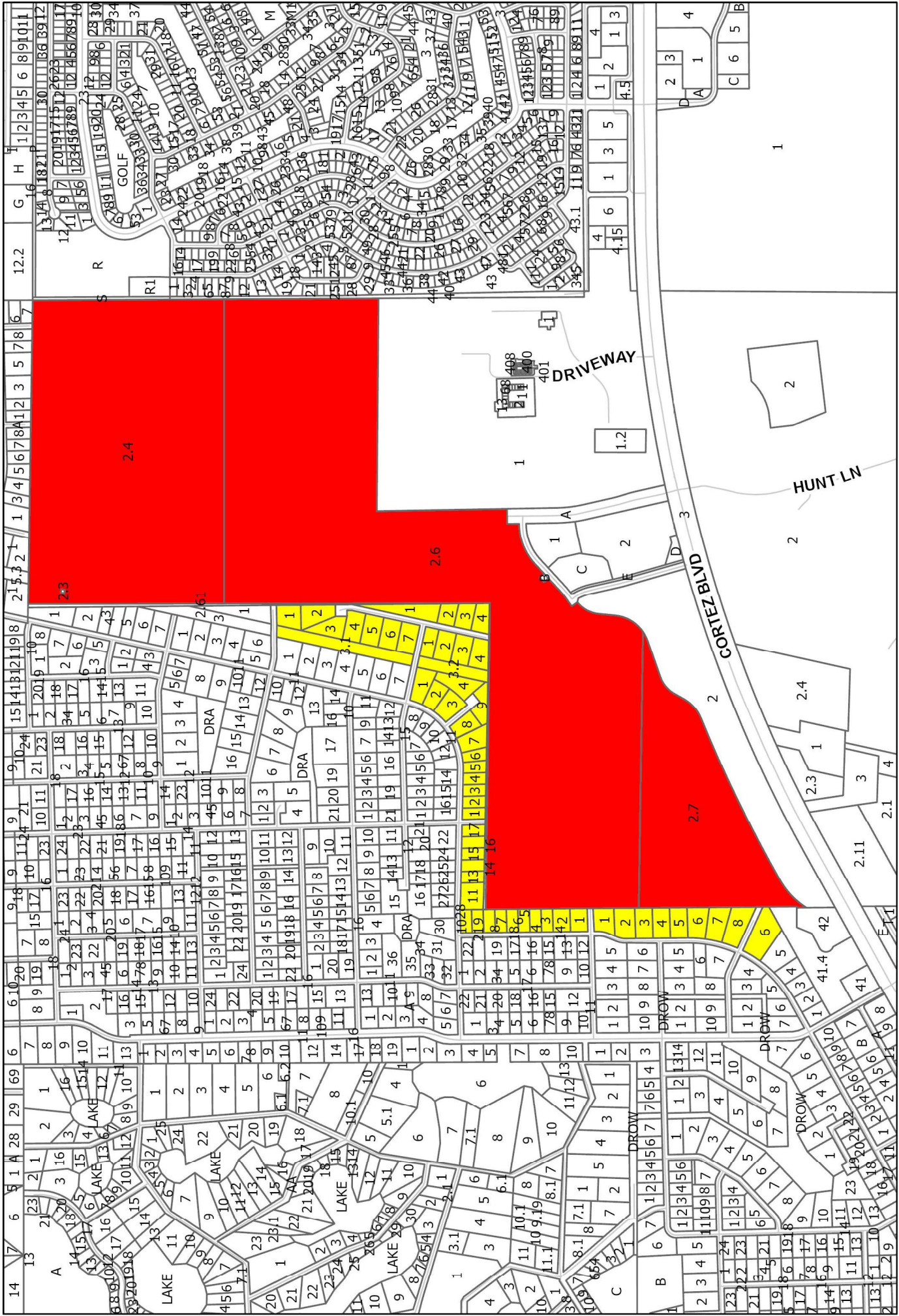
Email: _____

Phone: _____

Comment: _____

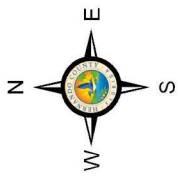
Please use the reverse side if additional space is needed.

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



Not to Scale

- Subject Parcels
- Adjacent Parcels



OAK HILL LAND, LLC APO

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification. Map reflects parcels and boundaries as they existed on 08/25/2022.





12/1/2022

PARCEL_KEY	PARCEL_SHO	PARCEL_NUM	OWNER_NAME
831069	17	R01 221 17 3400 0146 0170	BARRETT ANNA, BARRETT BRUCE
70586	1	R01 221 17 3400 0165 0010	BERGH OWEN H, BERGH IRENE T
831078	2	R01 221 17 3400 0147 0020	BRENNER EVELYN R, BRENNER MITCHELL S
831096	4	R01 221 17 3400 0147 0040	BROWN CARMENCITA P
831586	7	R01 221 17 3400 0165 0070	BRYANT KIMBERLY
830667	2	R01 221 17 3400 0142 0020	CAFFEE TARA, CAFFEE TINA
831032	13	R01 221 17 3400 0146 0130	CICHON GEORGE M, CICHON HELANA A
713847	4	R01 221 17 3400 0140 0040	COMBAST DANIEL P, COMBAST AMY L
749122	8	R01 221 17 3400 0147 0080	COMBAST DANIEL P, COMBAST AMY L
70327	1	R01 221 17 3400 0140 0010	COMBAST DANIEL P, COMBAST AMY L
830621	3	R01 221 17 3400 0140 0030	COMBAST DANIEL P, COMBAST AMY L
418024	2	R01 221 17 3400 0140 0020	COMBAST ERNESTINE LIFE ESTATE
831568	5	R01 221 17 3400 0165 0050	CORDOVA PEDRO M, CORDOVA FANNY E
830943	3	R01 221 17 3400 0146 0030	CRUZ CARMEN
713874	8	R01 221 17 3400 0165 0080	DIFERDINANDO ANTHONY F ETUX
830952	4	R01 221 17 3400 0146 0040	EDWARDS DENISE M
829492	2	R01 221 17 3400 0134 0020	ERWIN ROBERT T
70390	11	R01 221 17 3400 0146 0110	GALEA CARMELO, GALEA CHRISTINE A
70265	1	R01 221 17 3400 0134 0010	GARAGUSO MARIO A
829535	6	R01 221 17 3400 0134 0060	GIEFER JOSEPH S
831087	3	R01 221 17 3400 0147 0030	HALL AUSTEN, HALL ARLENE, HALL MELODIE
70336	1	R01 221 17 3400 0141 0010	HERNANDO COUNTY
1428645	3.2	R30 422 18 0000 0030 0020	HERNANDO COUNTY
1428636	3.1	R30 422 18 0000 0030 0010	HERNANDO COUNTY
831005	9	R01 221 17 3400 0146 0090	HPA US1 LLC
830934	2	R01 221 17 3400 0146 0020	JOHNSON MINOR L JR TTEE, JOHNSON
831103	6	R01 221 17 3400 0147 0060	KORCHAK KENNETH SR, KORCHAK MINERVA O
829508	3	R01 221 17 3400 0134 0030	LABEAU ALES R, ERWIN DAVID
830649	3	R01 221 17 3400 0141 0030	LEVY DAVID, LEVY DAWN M
830685	4	R01 221 17 3400 0142 0040	MARTINELLI NINAMARIE, MARTINELLI ROBERT
831577	6	R01 221 17 3400 0165 0060	MCCORMICK THOMAS J
830658	4	R01 221 17 3400 0141 0040	MCHALE WILLIAM R II, MCHALE MICHELLE L
830676	3	R01 221 17 3400 0142 0030	MOLITERNO MICAEL THOMAS
418033	5	R01 221 17 3400 0147 0050	ORTIZ MICHAEL J
829526	5	R01 221 17 3400 0134 0050	PANA JUANA TIU
830970	6	R01 221 17 3400 0146 0060	PLEUS LAWRENCE LIFE ESTATE, PLEUS
70381	1	R01 221 17 3400 0146 0010	RAMOS RAFAEL
713856	16	R01 221 17 3400 0146 0160	REID KADEEM C
830989	7	R01 221 17 3400 0146 0070	RIBEIRO JOAO A, RIBEIRO MARIA V
831121	9	R01 221 17 3400 0147 0090	ROYAL HIGHLAND ASSOC
831041	14	R01 221 17 3400 0146 0140	RUDD HAROLD R, RUDD DELORES M
831559	4	R01 221 17 3400 0165 0040	RYE TIMOTHY SR, RYE DAWN
832282	6	R01 221 17 3400 0180 0060	SILVERI FELICE
70345	1	R01 221 17 3400 0142 0010	SMITH ROBERT L, SMITH MARGRETT
831050	15	R01 221 17 3400 0146 0150	STEIN WILLIAM H, STEIN LINDA L
829517	4	R01 221 17 3400 0134 0040	STONE WALTER



12/1/2022

831540 2	R01 221 17 3400 0165 0020	THROCKMORTON DAVID G SR LIFE ESTATE
70407 1	R01 221 17 3400 0147 0010	TOGLIA JOHN C, TOGLIA PAULA K
830998 8	R01 221 17 3400 0146 0080	URCIUOLI MARILYN, AIELLO MARIE J
554992 3	R01 221 17 3400 0165 0030	VOYLES BRUCE T, VOYLES BARBARA J
830630 2	R01 221 17 3400 0141 0020	WHITAKER ROBERT C, WHITAKER DIXIE C
829544 7	R01 221 17 3400 0134 0070	WILLIAMS DAVID L JR
830961 5	R01 221 17 3400 0146 0050	WILLIAMS SIDNEY JR, WILLIAMS GRACIE
831112 7	R01 221 17 3400 0147 0070	WILSON RENEE ELIZABETH
831014 10	R01 221 17 3400 0146 0100	ZIMMER FRANZ JR TTEE, ZIMMER AMALIA TTEE



12/1/2022

OWNER_NA_1

MAIL_ADDR1

96 STOUGHTON AVE
10498 NODDY TERN RD
5817 SW 112TH TER
1767 BLISSFUL DR
10404 NODDY TERN RD
7372 MANDRAKE RD
7250 MADRID RD
7384 MADRID RD
7384 MADRID RD
7384 MADRID RD
7384 MADRID RD
7394 MADRID RD
7393 ROYAL OAK DR
10516 NODDY TERN RD
2612 CULPEPER RD
10524 NODDY TERN RD
10144 HENDERSON ST
7240 MADRID RD
11108 DESERT SPARROW AVE
PO BOX 425
7324 MADRID RD
20 N MAIN ST RM 263
202 E JEFFERSON ST
202 E JEFFERSON ST
120 S RIVERSIDE PLZ STE 2000
10508 NODDY TERN RD
7354 MADRID RD
7453 MANDRAKE RD
7351 MANDRAKE RD
7344 MANDRAKE RD
400 SE 150TH ST
7339 MANDRAKE RD
2456 BONKIRK AVE
7344 MADRID RD
2433 N RAMONA CIR
10540 NODDY TERN RD
10315 CARACARA AVE
608 HONEYSUCKLE LN
10062 HUCKLEBERRY DR
PO BOX 2003
27456 MARTINIQUE LN
10450 NODDY TERN RD
203 SHROPSHIRE DR
215 S FERNWOOD AVE
7271 MADRID RD
7441 MANDRAKE RD

(DRA)
(WATER & SEWER DIST)
(WATER & SEWER DIST)

CHRISTINE M TTEE

ELLEN J LIFE ESTATE

C/O ALLEN SILVERI, SILVERI JOYCE M,....,



12/1/2022

LOUISE

10484 NODDY TERN RD
658 SOUND AVE UNIT E12
105 BARCLAY AVE
10466 NODDY TERN RD
2395 ROSEMONT CT
11081 CANARY AVE
10532 NODDY TERN RD
7360 MADRID RD
9210 LUNA AVE



12/1/2022

MAIL_ADDR2

MAIL_ADDR3 MAIL_ADDR4

MASSENA NY 13662-1209
WEEKI WACHEE FL 34613-6333
COOPER CITY FL 33330-4585
KISSIMMEE FL 34744-6155
WEEKI WACHEE FL 34613-6333
WEEKI WACHEE FL 34613-5300
WEEKI WACHEE FL 34613-5323
WEEKI WACHEE FL 34613
WEEKI WACHEE FL 34613
WEEKI WACHEE FL 34613-5332
WEEKI WACHEE FL 34613-5332
WEEKI WACHEE FL 34613-5332
SPRING HILL FL 34607-2342
WEEKI WACHEE FL 34613-3317
ALEXANDRIA VA 22308-2135
WEEKI WACHEE FL 34613-3317
SPRING HILL FL 34608-6665
WEEKI WACHEE FL 34613-5323
WEEKI WACHEE FL 34613-5374
MELBOURNE AR 72556-0425
WEEKI WACHEE FL 34613-5330
BROOKSVILLE FL 34601-2817
BROOKSVILLE FL 34601
BROOKSVILLE FL 34601
CHICAGO IL 60606-6995
WEEKI WACHEE FL 34613-3317
WEEKI WACHEE FL 34613-5330
WEEKI WACHEE FL 34613-5381
WEEKI WACHEE FL 34613-5382
WEEKI WACHEE FL 34613-5300
SUMMERFIELD FL 34491-3819
WEEKI WACHEE FL 34613-5382
SPRING HILL FL 34609
WEEKI WACHEE FL 34613-5330
TAMPA FL 33612-8413
WEEKI WACHEE FL 34613-3317
WEEKI WACHEE FL 34613-3310
WESTON FL 33327-2416
SPRING HILL FL 34608-7144
NEW PORT RICHEY FL 34656-2003
RAMROD KEY FL 33042-5418
WEEKI WACHEE FL 34613-6333
WEST CHESTER PA 19382-2213
CLEARWATER FL 33765-4208
BROOKSVILLE FL 34613-5329
WEEKI WACHEE FL 34613-5381



12/1/2022

WEEKI WACHEE FL 34613-6333

CALVERTON NY 11933-1048

STATEN ISLAND NY 10312-3636

WEEKI WACHEE FL 34613-6333

HENDERSONVILLE NC 28791-2990

WEEKI WACHEE FL 34613

BROOKSVILLE FL 34613

WEEKI WACHEE FL 34613-5330

MORTON GROVE IL 60053-1542

SIGN IN SHEET

NO.	NAME	PHONE (CELL)	ADDRESS	EMAIL
1	Jackie Wilson	732-289-8778	73600 Madrial Rd Wicks Dachee	Jwilson5330@gmail.com
2	Renee Wilson	732-208-5186	73600 Madrial Rd Wicks Dachee	renej168@gmail.com
3	Barbara Voyles	352-232-2693	10466 Noddy Tern Rd Wv	bjv56@yahoo.com
4	RENE BERGK	530-613-3903	10498 Noddy Tern Rd Wv	catsnyann55@gmail.com
5	Tim Rye	352-942-9793	10450 Noddy Tern Rd Wv	tim.pye@outlook.com
6	Dawn Rye	352-251-6929	10450 Noddy Tern Rd Wv	dawn.rye@outlook.com
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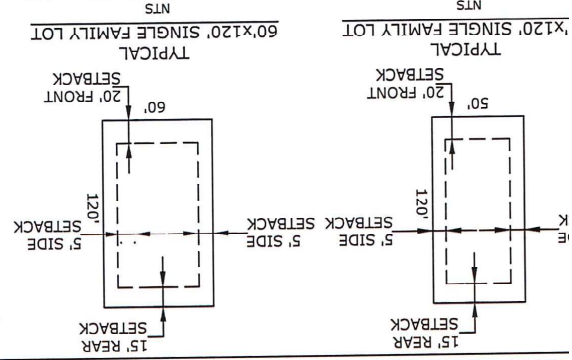
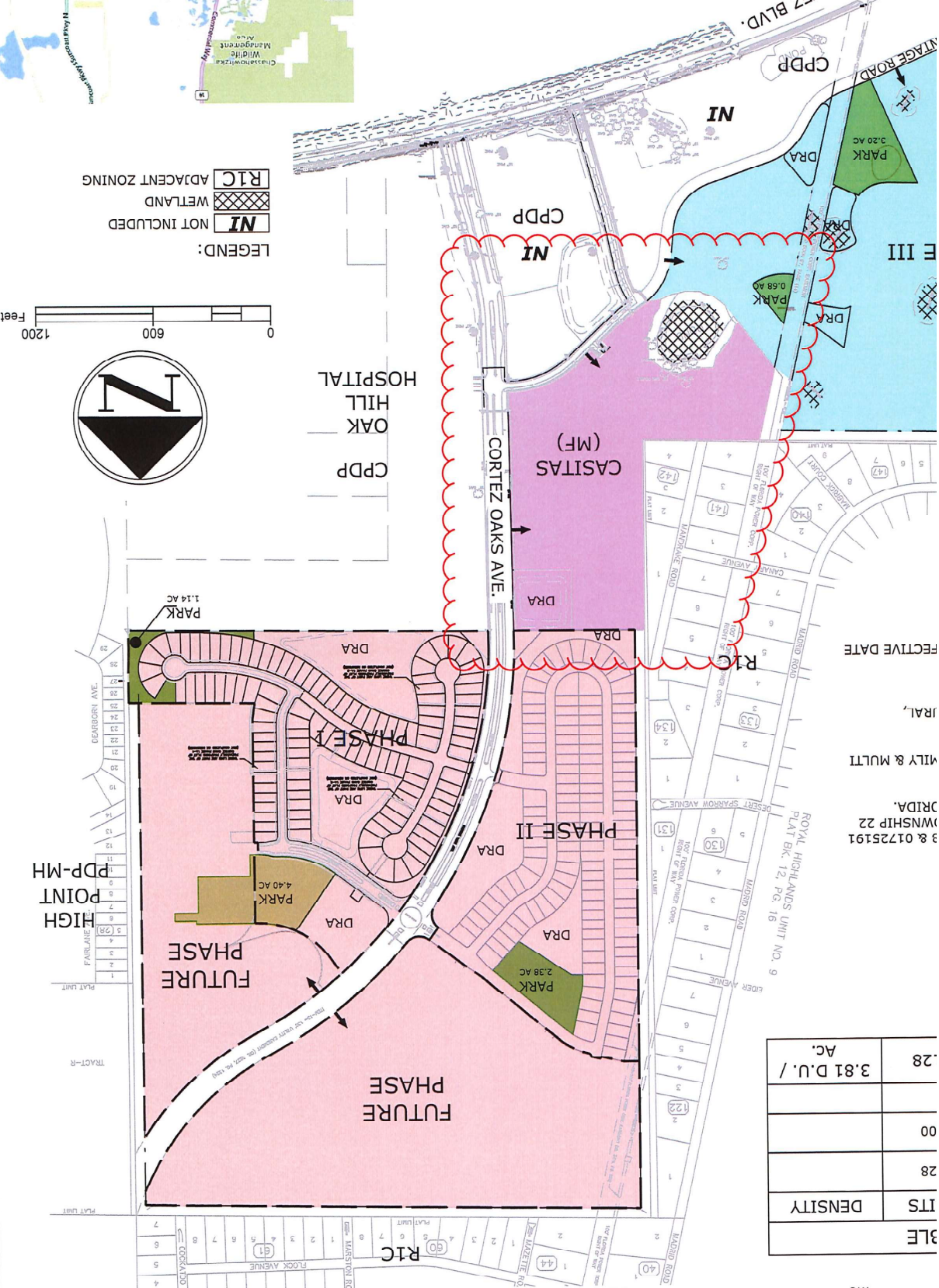


TABLE	ITS DENSITY	00	28	3.81 D.U. / AC.
3	ITS DENSITY	00	28	3.81 D.U. / AC.

LEGEND:

- NI** NOT INCLUDED
- WETLAND
- R1C** ADJACENT ZONING



3 & 01225191
 WNSHIP 22
 CRIDA.
 ILY & MULTI
 RAL,
 FECTIVE DATE