

**From:** [Michelle Miller](#)  
**To:** [Alan Congdon](#)  
**Subject:** FW: Caldera Development Planning and Zoning Commission  
**Date:** Friday, July 8, 2022 4:45:14 PM  
**Attachments:** [opening Opportunity Objection.rtf](#)

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

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

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**From:** christina meanx <cmeanx@yahoo.com>  
**Sent:** Friday, July 8, 2022 1:16 PM  
**To:** Michelle Miller <MLMiller@co.hernando.fl.us>  
**Subject:** Caldera Development Planning and Zoning Commission

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Ms. Michelle Miller,

Attached is our objection letter in regard to Opportunity Ave becoming a full access road per the Pulte Group file number: H-22-04. Not sure if it is too late or the correct way to voice our opinion before the Planning and Zoning Commission meeting on 7/11/2022

Christina Bishop

Ryan Bishop

Sent from [Mail](#) for Windows

We, Christina Bishop and Ryan Bishop-residents of Plantation Palms, object to the opening of Opportunity Ave as part of the Pulte Group build regarding file number: H-22-04

The engineering review as part of the staff review: H-22-04 recommends that, "the connection to Opportunity Ave must be full access, not an emergency access" and that, "this will allow for better distribution and disbursement of traffic."

The traffic analysis cited in report number H-22-04 fails to evaluate existing traffic issues regarding school traffic from John D Floyd Elementary school and how existing neighborhoods are currently affected and would be affected by additional traffic from Sterling Hill Blvd if Opportunity Ave is made full access. The increase in traffic from 800+ new homes in conjunction with the inevitable cut-through traffic, would further exacerbate this already known issue.

While making Opportunity Ave full access is perceived to "allow for better distribution and disbursement of traffic" in the area of Sterling Hill Blvd, it will create more of a traffic issue in neighborhoods that are already dealing with traffic congestion and speeding on the wrong side of the road from those that attempt to bypass the stand still traffic congestion from school traffic. Traffic issues that have been brought up year after year to our Board of County Commissioners and School Board.

Traffic studies need to be done with regard to the additional traffic congestion on Sigmund St, Drysdale St, Coronado Dr, Linden Dr and their intersections. Our neighborhoods and local roads are simply not designed to house congestion from school traffic with the addition of the traffic intrusion that would come from Sterling Hill Blvd and Elgin Blvd.

Consideration for the neighborhoods of Plantation Palms, Plantation Estates and the surrounding neighborhoods needs to be taken into account. This amount of traffic, coupled with the existing congestion from school traffic, will degrade the livability standards and safety for all those in the Plantation Palms, Plantation Estates and surrounding neighbors

Christina Bishop (813)732-1954

Ryan Bishop (813) 424-9951

3493 Opportunity Ave. Spring Hill, FL 34609

**From:** [sander29@tampabay.rr.com](mailto:sander29@tampabay.rr.com)  
**To:** [Omar DePablo](#); [Michelle Miller](#)  
**Subject:** rezoning request from Pulte Group - File Number: H-22-04  
**Date:** Friday, July 8, 2022 8:32:03 PM  
**Importance:** High

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**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.

Please DO NOT APPROVE the request to rezone the property involved in the above-mentioned file, and please DO NOT APPROVE the development that Sterling Hills is hoping to expand to include 800+ homes. This area/neighborhood cannot handle this type of growth, or any more growth. We are already an over-populated area, with an overwhelming amount of traffic. The taxpaying residents that reside here cannot handle any more traffic. Also, the extra water usage will have an adverse effect on our community. Plus there is the wildlife and environment to be concerned with. Spring Hill has always been considered a bird sanctuary. Construction is eliminating trees, causing no place for the birds that we are supposed to be protecting. There is also other wildlife to be concerned for. We the residents, and the children that live here, need to be safe on our streets. We already have JD Floyd Elementary School traffic, which is already a nightmare! PLEASE . . . . . We simply cannot handle any more traffic. Please hear our pleas.

Sincerely,  
Joan and Steven Anderson  
12465 Drysdale Street  
Spring Hill, FL 34609  
352-515-6510

**From:** [Martha Weber](#)  
**To:** [Omar DePablo](#); [Michelle Miller](#)  
**Subject:** Rezoning request from Pulte Group - File Number: H-22-04  
**Date:** Sunday, July 10, 2022 11:24:57 AM

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I am requesting that you DO NOT APPROVE the above referenced rezoning request. Since I moved to Spring Hill just eight years ago I have seen changes to this area, removing the reasons I moved here. I came from a highly trafficked, highly taxed, overcrowded area to a nice, peaceful town in Florida. Much of this has changed in the short time I have been here. Most open acreage has been destroyed in order to replace it with thousands of residential homes. Gone are the beautiful trees, birds and other wildlife that most of us enjoy. The traffic is getting unbearable on the side streets (it is already a problem on my street) as more and more parents are driving their children to schools that are also becoming overcrowded. Along with larger populations comes the need to take more land to build more homes, more schools, more hospitals, etc., and widen the roads to accommodate the increased traffic. Taxes must also increase in order to cover these so-called "improvements."

I am sorry to see my nice area being swallowed up all in the name of progress. Most people unfortunately will not respond to this rezoning request, although I know many people feel the same as I do.

Sincerely,

Martha Weber  
12452 Drysdale Street  
Spring Hill 34609  
631-786-8422

**From:** [Ronald Pianta](#)  
**To:** [Alan Congdon](#); [Michelle Miller](#); [Omar DePablo](#)  
**Cc:** [Mary Elwin](#)  
**Subject:** Fwd: YOU ARE KILLING MY NEIGHBORHOOD  
**Date:** Friday, April 1, 2022 3:37:20 PM

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Sent from my T-Mobile 5G Device  
Get [Outlook for Android](#)

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**From:** Scott Herring <SHerring@co.hernando.fl.us>  
**Sent:** Tuesday, March 29, 2022 7:11:14 PM  
**To:** Ronald Pianta <RPianta@co.hernando.fl.us>  
**Subject:** Fwd: YOU ARE KILLING MY NEIGHBORHOOD

FYI

Sent from my iPad  
Please excuse typos!

Begin forwarded message:

**From:** JOANN ABARNO <crisa134@aol.com>  
**Date:** March 29, 2022 at 6:15:54 PM EDT  
**To:** Scott Herring <SHerring@co.hernando.fl.us>  
**Subject:** **YOU ARE KILLING MY NEIGHBORHOOD**

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.

LIVE ON FOOTHILL STREET

DO NOT ALLOW PHASE. "D, E, F" of STERLING HILLS to be built. STOP BUILDING IN ALREADY CROWDED COMMUNITIES

How can you allow this to happen. I understand building, but we have much more open space out side of Spring Hill. You are "ALL " TAKING AWAY OUR GREEN SPACE.

Costal Engineering Associates seems to be doing most , if not ALL of the planning in this county. Not understanding that, WHY?

You have displaced SO MANY ANIMALS. I have Coyotes on my front lawn now because of STERLING HILLS EXPANSION.

WHERE ARE THE INPACT REPORTS ON THE ROADS, TRAFFIC REPORTS, WILD LIFE, SCHOOLS,etc

I can't make a left turn NOW onto LINDEN from Lema. ARE YOU Going to Widen LINDEN between MARINER AND SPRING HILL DRIVE ???

BETWEEN STERLING HILLS NOW COMING DOWN TO MY BLOCK AND 2 blocks to my OTHER SIDE IS "250-400 other HOMES BY RAINBOW WOODS. Did NO One notice 2

developments in an ALREADY CROWDED AREA?????

THEN YOU HAD TO REZONE OUR PARK- AMITY TRAILS. TO BUILD AND SQUEEZE IN MORE HOUSING.

NO GREEN SPACE , ALREADY CROWDED ROADS, KILLING OUR WILD LIFE AND SQUEEZING THEM OUT.

I am making copies and going to hand out to my neighbors.

WE WILL BE AT THIS MEETING. YOU ALL NEED TO BE THERE AND ANSWER QUESTIONS.

How and Why are you rubber stamping DESTRUCTIVE BUILDING???

20yrs ago I picked this block because it WAS NOT a through Street.

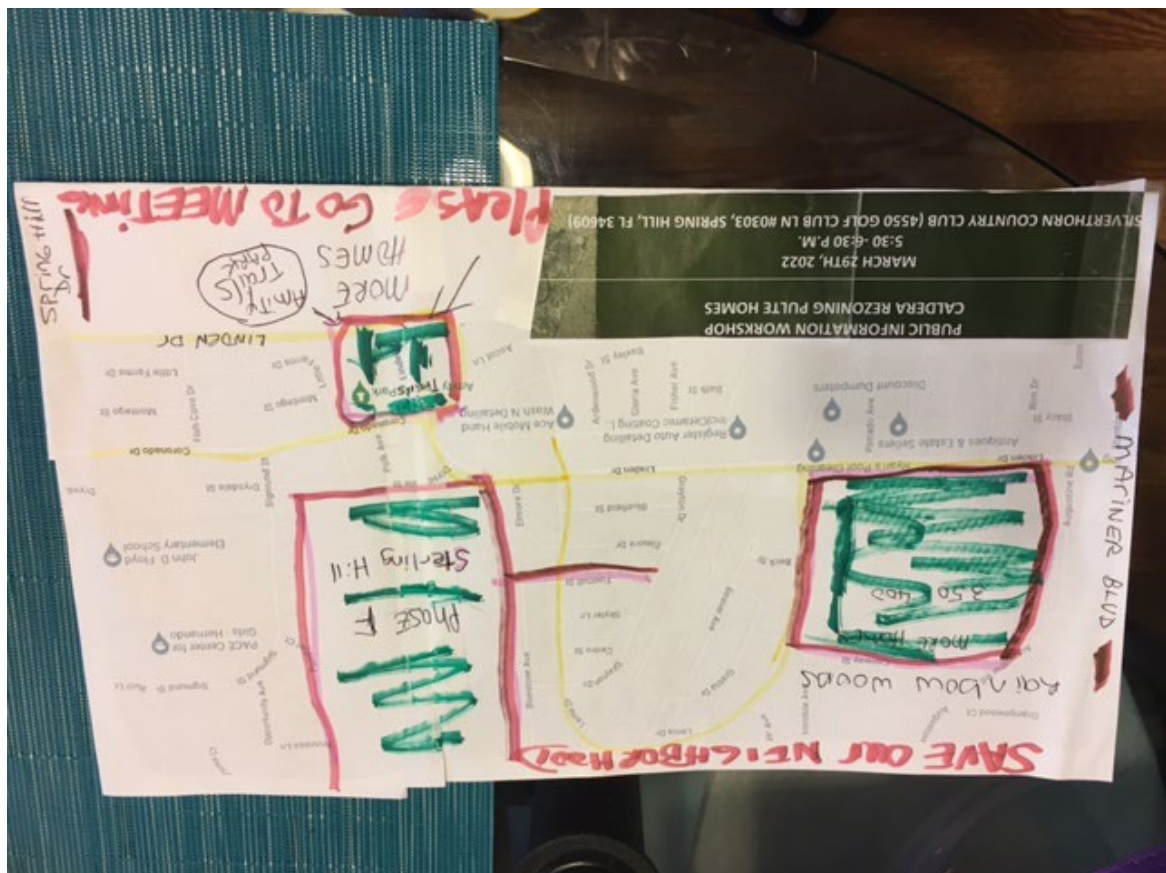
Why are you crowding us like sardines?  
Please save My Neighborhood.

Stop the Road from opening on Foothill into Sterling hills.

Just wondering if any of you are up for re-election this year???

THINK ABOUT THE PEOPLE THAT ALREADY LIVE HERE.

JoAnn Abarno



**From:** [Michelle Miller](#)  
**To:** [Addington](#)  
**Cc:** [Alan Congdon](#); [Omar DePablo](#)  
**Subject:** RE: note from Rosa lea Addington, resident of Sterling Hill Subdivision  
**Date:** Tuesday, February 22, 2022 9:28:15 AM

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Thank you for your email concerning the proposed Caldera development. The Planning Department received the application submitted from Coastal Engineering on Wednesday, February 2, 2022, and it is under review. At this time, no recommendations have developed regarding the development and no public hearings have been scheduled. Comments will be received from all County departments and agencies, including the Department of Public Works, Utilities, Environmental Review and the Hernando County School District and their recommendations and requirements will be utilized to develop any staff recommendations made to the Planning and Zoning Commission and the Board of County Commissioners.

If you are a property owner within 500' of the proposed development and are not exempt from public records, you will receive a public hearing notification letter at the time that the Planning and Zoning Commission meeting is scheduled. This will provide details on the P&Z and BOCC hearing dates. In addition, signs will be posted at the site and advertising will be placed in the Hernando Sun newspaper.

If you have any further questions, please do not hesitate to contact me.

Thank you,



**Michelle L. Miller, M.S. | Senior Planner**  
Hernando County Planning Department  
1653 Blaise Drive, Brooksville, FL 34601  
**Phone:** (352) 754-4057 ext. 28027  
**Fax:** (352) 754-4420  
**Email:** [mlmiller@hernandocounty.us](mailto:mlmiller@hernandocounty.us)  
**Website:** <http://www.hernandocounty.us/plan>

**\*\*Please note our new address\*\***

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**From:** Addington <taddington@tampabay.rr.com>  
**Sent:** Saturday, February 19, 2022 9:51 AM  
**To:** Michelle Miller <MLMiller@co.hernando.fl.us>  
**Subject:** note from Rosa lea Addington, resident of Sterling Hill Subdivision

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Dear ms. Miller,

My husband and I and all our neighbors are very concerned about the "proposal" to add 889 new houses here in Sterling Hill sub-division. There is only one access road for all our Villages and ours is Glenburne Drive. We all have must exit from our villages to get on Sterling Hill Drive which has only one way lanes with a median in between. School buses use it and more houses are still going up at the new Barrington homes !! This would be an impossible traffic problem and schools are already full. Is there anything we can do to prevent this from happening? Is it true that there won't be another access road to Elgin?

We would appreciate a response very much!

Rosa Lea Addington

--

H. Truman and Rosa Lea Addington  
4898 Glenburne Dr.  
Spring Hill FL 34609  
352-666-5339  
Truman cell 352-397-9087  
Rosa Lea Cell 352-397-9086



**From:** [cmeanx](#)  
**To:** [Michelle Miller](#); [Omar DePablo](#); [Jeff Holcomb](#); [Planning Resource Object](#)  
**Subject:** Caldera at Sterling Hills Master Plan  
**Date:** Friday, February 4, 2022 2:15:19 PM

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Hi,

We are writing to you with concerns about the proposed plan of Caldera at Sterling Hills. Our main concern, out of so many, is over the "future road right of way" from Sterling Hills Blvd into Opportunity Ave.

Our home is located right at that proposed entrance. It's being proposed that Sterling Hills Blvd would extend and that Opportunity Ave become one of the outlets. We are hoping that this would not be allowed. Opportunity Ave is located in the Hoa neighborhood of Plantation Palms. With just 81 home, this would be detrimental to our small neighborhood.

Funneling traffic from 888 homes into our neighborhood would have so many negative consequences for us, bringing traffic literally to our front yards. This traffic would not only be from residents of Caldera, but from other neighborhoods within Sterling Hill as well. We are already backed up from school traffic at times as JD Floyd Elementary sits right outside our neighborhood.

Please consider leaving our neighborhood separated from this proposed massive neighborhood. If this road opens up we are the ones losing and have nothing to gain. We moved here to avoid these types of neighborhoods and the traffic that comes with them so that our kids can have a safe and ample amount of space to play.

Some of our neighbors will have 3 homes behind their one lot with barely any buffer. Sterling Hill Blvd is proposed to be bordering some of our backyards. It would have been nice of them to respect the integrity of the surrounding neighborhoods by bordering them with lots more similar to the ones existing...and with better buffers.

They can do better. Please have them do better. Please don't allow builders and developers to trample over existing neighborhoods and Spring Hill residents.

Christina & Ryan Bishop  
3493 Opportunity Ave.  
Spring Hill, FL 34609  
(813)733-1954  
(813)424-9951

Sent from my T-Mobile 4G LTE Device

**From:** [Carbonaro, Gina M](#)  
**To:** [Michelle Miller](#); [Omar DePablo](#)  
**Cc:** [Jenny Simmons \(fsugrad02@hotmail.com\)](#); [Sam Whiteman](#); [Annette Jones \(ajones@lelandmanagement.com\)](#)  
**Subject:** Proposed Rezoning/Conceptual Master Plan - Master Plan - Caldera at Sterling Hills  
**Date:** Friday, February 4, 2022 6:47:58 PM  
**Importance:** High

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Ms. Miller and Mr. DePablo,

I am writing to you to share the concerns that my husband and I have with the development plans for Caldera at Sterling Hills. Below is the email I shared with the developer just prior to the public meeting. I am sharing with you both, as I understand there will be a meeting sometime next week to discuss and/or finalize the development plans. We are not opposed to a new development that will serve the needs of the county, however we do not agree with amount of homes associated with the existing plans, nor are we comfortable with the destruction of an area that is home to so much wildlife. As noted below, and also expressed distinctly during the recent meeting, the volume of added traffic resulting from 800+ homes is a grave concern for many of us in the surrounding neighborhoods.

We would sincerely appreciate your reconsideration of these plans and instead look to a more equitable solution for all.

Respectfully,  
Gina Carbonaro

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**From:** Carbonaro, Gina M  
**Sent:** Wednesday, January 26, 2022 4:01 PM  
**To:** [dlacey@coastal-engineering.com](mailto:dlacey@coastal-engineering.com)  
**Cc:** [Jenny Simmons \(fsugrad02@hotmail.com\)](mailto:fsugrad02@hotmail.com) <[fsugrad02@hotmail.com](mailto:fsugrad02@hotmail.com)>; [Annette Jones \(ajones@lelandmanagement.com\)](mailto:ajones@lelandmanagement.com) <[ajones@lelandmanagement.com](mailto:ajones@lelandmanagement.com)>; [Sam Whiteman](mailto:scwhiteman3@gmail.com) <[scwhiteman3@gmail.com](mailto:scwhiteman3@gmail.com)>  
**Subject:** Proposed Rezoning/Conceptual Master Plan - Master Plan - Caldera at Sterling Hills  
**Importance:** High

Gentlemen,

We are in receipt of the notice announcing the public information workshop scheduled for today, Wednesday, January 26, 2022. For transparency purposes, we are confirming that we are owners, occupying a home in Plantation Palms on Opportunity Avenue, and we have some concerns that we would like to raise. I will be attending today's meeting via the zoom link you provided.

1. At the north end of Opportunity Avenue, currently a dead end within Plantation Palms, the plan shows a "future road right of way". Is this a confirmed future extension of Opportunity

Avenue? And if so what is the targeted date of expansion?

- a. If the above is a confirmed “future road right of way”, this is a significant concern shared by us, and many others.
  - i. As main roads become more congested, cut-thru traffic increases making our neighborhood streets noisier and more dangerous
  - ii. Statistics show that Spring Hill residents have an average of 2 cars per household. That means approximately an additional 1600 vehicles could use this roadway as a cut-thru resulting in heavy traffic through a very small subdivision. Additionally, traffic volume from non-residents of the new development would soon follow thereby risking the safety of the Plantation Palms residents
    1. The results of this would increase risk for crime for the Plantation Palms residents; crime rates are much lower on discontinuous streets
    2. The results of this would create a dangerous environment for pedestrian foot and bicycle traffic, which are prevalent on this roadway currently
      - a. Cut-thru traffic tends to operate at a higher speed which increases the likelihood of accidents and severity of injury (for pedestrians)
  - iii. Those of us who live on cul-de-sacs/dead end streets paid a premium of 20-29% higher to enjoy the location
    1. The results of this would decrease property values
    2. The results of this would impact neighbor behavioral cohesion
    3. The results would rob children and their parents of a sense of safety and freedom to play outdoors
1. The average persons per household is 2.6, with 21% of those persons being children under the age of 18 years old.
  - i. What is the school zoning for these children in the, already over-crowded, classrooms?
  - ii. What solutions have been identified to offset the impact to transportation issues associated with school traffic, ie. Hernando County buses, local traffic, etc?

While I can appreciate the demand for growth, I’d like to see this initiative approached with equitable solutions that minimize threats to our neighborhood health, safety, and tranquility. For example, can alternate access roadways be established for this new development that will prevent traffic in our neighborhood streets? Are there any alternatives available that will protect wildlife and preserve tranquil views enjoyed by nearby homeowners?

Thank you in advance for your time, and I look forward to hearing back from you.

Gina Carbonaro & Sam Whiteman

3415 Opportunity Avenue

Spring Hill, FL 34609

**From:** [jhenry2008@yahoo.com](mailto:jhenry2008@yahoo.com)  
**To:** [Michelle Miller](#); [Omar DePablo](#)  
**Subject:** Newly Planned Subdivision Caldera at Sterling Hills  
**Date:** Saturday, February 5, 2022 12:40:35 PM

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Hello,

I am writing to voice my concerns regarding the new "subdivision" of 888 homes being planned by Pulte Homes at the southern end of Sterling Hills Blvd.

My home is in the Windance community and it is my understanding that this new community will border ours on two sides. It did not appear that there would be a physical boundary established on these two sides. It is concerning that anyone from this new "subdivision" will just be able to walk directly into and through our subdivision from their back yards! This has the potential of increasing all the risks of "outsiders" bring to a community - vandalism, safety, foot traffic through yards, etc.

Next I have a HUGE concern regarding the traffic on the single lanes of Sterling Hills Blvd. Windance entrance is on a curve that rises over a slight hill causing a very short visual distance to on-coming traffic. Today, I often have found myself thinking the road is clear in that direction only to start out and have to "gun" the gas to avoid being hit broadside. The construction crews that have been working on the newest Sterling Hills subdivision "Barrington" have been the absolute worst with residents and delivery services coming in a very close second. The speed limit is 40mph which is too fast and people often push hard on my bumper to go faster. We really need large speed bumps to slow traffic but that is another matter. I cannot imagine that it will be at all safe to try and get out of our subdivision with an additional 2,000-2500 cars a day coming through that intersection twice daily.

The traffic will be UNBEARABLE on Elgin Blvd during school opening/closing times. It already can take 20 minutes if you turn out of Sterling Hills heading east on Elgin as it is. With this added burden of traffic, it will take multiple lights just to get out of Sterling Hills.

We have a lot of foot traffic along this road between pet walkers, exercise walkers, school kids all crossing back and forth across the boulevard - I'm not sure that it will be safe

to cross the street anymore. Again, because Sterling Hills Boulevard winds it's way around.

If you try and leave Sterling Hills South at school bus time you can be sitting for 10 plus minutes behind just one bus either loading or unloading. How many more buses? How many more stops will be added to the new subdivision?

will our children have to be rezoned and moved away from their current schools because of the new families?

Lastly, the noise of construction workers and material delivery trucks (cement trucks, concrete block trucks, dump trucks, etc., etc., etc.) will make enjoying my yard miserable 7 days a week for another 8 - 10 years as it has for the last year. Let alone having to clean up the mess that burning debris causes on my patio and out door furniture!

Lastly, Pulte does NOT have a positive track record on minimizing their impact on wildlife. There are quite a few gopher tortoise holes in that acreage. Pulte has been taken to court more than once due to a failure to properly relocate this endangered species. It isn't uncommon for them to bulldoze over the holes pinning the tortoise underground. This leads to a very slow death over months as they slowly starve to death. As an 8th generation Floridian, I am very concerned about what this continued building of huge subdivisions is causing to our aquifers, native species (so many are loosing ground every day: Florida Panthers, Bobcats, black bears, gopher tortoise, song birds (no more do I hear the song of the whip-o-will in the evening, scrub jays are now only in the Ocala Forest) to name just a few).

Thank you for your time and consideration of my concerns.

Jeannette Henry  
3869 Crossline Drive - Windance  
Spring Hill

**From:** [Ronald Pianta](#)  
**To:** [Omar DePablo](#); [Michelle Miller](#); [Alan Congdon](#)  
**Subject:** FW: January 26 Public Information Workshop Caldera at Sterling Hill Rezoning  
**Date:** Thursday, January 27, 2022 2:19:06 PM

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fyi



**Ronald F. Pianta, AICP**  
**Planning and Zoning Director**  
Hernando County Planning Department  
1653 Blaise Drive  
Brooksville, FL 34601  
**Phone:** (352) 754-4057  
**Email:** [rpianta@hernandocounty.us](mailto:rpianta@hernandocounty.us)  
**Website:** <http://www.hernandocounty.us/plan>

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**From:** Anne Kraus-Keenan <[annekrauskeenan@yahoo.com](mailto:annekrauskeenan@yahoo.com)>  
**Sent:** Thursday, January 27, 2022 10:33 AM  
**To:** John Allocco <[JAllocco@co.hernando.fl.us](mailto:JAllocco@co.hernando.fl.us)>; Steve Champion <[SChampion@co.hernando.fl.us](mailto:SChampion@co.hernando.fl.us)>; Wayne Dukes <[WDukes@hernandocounty.us](mailto:WDukes@hernandocounty.us)>; Jeff Holcomb <[JHolcomb@hernandocounty.us](mailto:JHolcomb@hernandocounty.us)>; Elizabeth Narverud <[ENarverud@co.hernando.fl.us](mailto:ENarverud@co.hernando.fl.us)>; Ronald Pianta <[RPianta@co.hernando.fl.us](mailto:RPianta@co.hernando.fl.us)>; Jeffrey Rogers <[JRogers@co.hernando.fl.us](mailto:JRogers@co.hernando.fl.us)>  
**Subject:** January 26 Public Information Workshop Caldera at Sterling Hill Rezoning

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Mr. Rogers,

Don Lacey, Coastal Engineering and Pulte Developers hosted a Public Information Workshop regarding a proposed development plan for 888 single family dwellings on Hernando County Property Appraiser Property Key No. 00377611. This workshop was advertised as a forum to "answer any questions you (the public within 1000 ft of the subject property) may have". Parenthetical added.

Neither Coastal Engineering nor the Developer were willing or able to answer the key questions that most of the crowd had - 1) Traffic and 2) where the kids are going to go to school since Hernando County Schools are already at or over capacity.

Don Lacey indicated that the Rezoning request was going to be submitted to the County in the next week to week and half. It is my understanding that the County does not accept applications, especially for a project of this size, without the relevant information including a traffic study. The credibility of the statement that the traffic study was not available to provide answers to the participants questions was marginal at best. Especially since the traffic counts had been done several months ago.

It was insulting to the participants (a standing room crowd) to even hold this "Public Information Workshop" without being able to address any of the issues that the adjacent communities would have, and traffic and school questions should have easily been anticipated and should at least have had top line responses. Coastal Engineering supports most of the major developments in Hernando County and should well versed in the topics most concerning residents.

There was no discussion on emergency services, clearing of land and associated open burning, wildlife management - the stock answer was to put your comments on the comment sheet and all comments would be submitted with the application. There was no clear explanation of the natural vegetative borders at 80% opacity as to size of the buffers (10, 20 and 30 feet were discussed) and when any fill required to meet the 80% opacity requirement would be planted.

Having just dealt with Coastal Engineering and DR Horton and their disregard for the adjacent community and the BOCC Development Order I am extremely concerned that this project will be even worse because it's proposed to be four times the size.

Sincerely,

Anne Kraus-Keenan  
13615 Rudi Loop  
Spring Hill, FL 34609  
(352) 684-2342

**From:** [magerwagner@brighthouse.com](mailto:magerwagner@brighthouse.com)  
**To:** [Michelle Miller](#); [Omar DePablo](#)  
**Subject:** Caldera development in Spring Hill  
**Date:** Friday, February 4, 2022 4:12:47 PM  
**Importance:** High

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**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.

Greetings,

We are emailing today due to the major concerns that we have with regard to the proposed new residential community of Caldera in Spring Hill.

This new community is proposed to be built along an extension of the existing Sterling Hill Blvd. on the south side of the established Sterling Hill residential community. Sterling Hill Blvd. has been advised to us by the developers of this proposed development as being the only access road into and exiting from this new 888-home development. This Caldera development is in addition to what is an already approved 84 to 90 single home residential development that will also have its only access via Sterling Hill Blvd. (south). According to the developer, these 888 Caldera single family homes shall advisedly consist of 3-to-6 bedrooms per home.

Sterling Hill's south side currently has 864 homes, based upon the total after completion of the 224 home Barrington village. Per the tentative proposals, these new developments will encompass 84 to 90 (unnamed development) homes and 888 (Caldera) homes, respectively, that will more than double the number of homes and therefore also more than double the existing traffic on Sterling Hill Blvd. (south).

As we currently reside in Sterling Hill, we are extremely concerned about the impacts that this new development will have on several fronts:

If Sterling Hill Blvd (south) is the only access/exit road to and from Caldera, this single lane road will see thousands more vehicles, traffic-wise, on a daily basis. This is worrisome as being very, very dangerous and there really needs to be another entry/outlet road that is open and accessible full-time for this additional traffic burden. The intersection of Sterling Hill Blvd. and Elgin Blvd. is already extremely dangerous with many traffic accidents and 'close calls'. There is a school on Elgin Blvd. (Challenger) that also already impacts traffic in the area, especially at that noted intersection. Sterling Hill Blvd. is also already in absolute need of repair. A repaving is likely necessary as there are potholes, temporary patches and an ever-worsening seam in the road. Imagine what 3,000 to 4,000 more vehicles on a daily basis will do to the road. (I obtain this figure by calculating 3 cars per household plus guests, services and deliveries, though this is likely a huge underestimation!).

The developers have proposed the name "Caldera at Sterling Hill" for this new proposed development, even though this 888-home neighborhood has and will have no affiliation with our already established community. It is not a part of our Community Development District and should not be allowed to carry the "at Sterling Hill" naming. This very much sounds like a marketing ploy to have prospective buyers believe that this development is a part of Sterling Hill, which it is not. The developers approached our CDD about utilization of our clubhouses and amenities, a cost was advised to them, and the developers declined. We do not want their marketing to have their prospective buyers thinking that they will be allowed to utilize our



community amenities.

The impact to area schools has the potential to be astounding. 888 3-to-6-bedroom single-family homes...based upon a conservative average of 2.5 children per household, projects to 2,220 new students in the area school system. Homeowners/residents of Sterling Hill and its existing surrounding communities already have serious issues with their children not being accepted into the schools that they desire for them. The area schools are already extremely overcrowded, there is a teacher shortage, and the school bus system already has severe driver shortage issues. This addition of 888 new homes is a huge concern for families in this Sterling Hill community with or whom shall have children in area schools.

It is our feeling that all aspects and potential impacts on Sterling Hill and its environs be carefully studied and considered before a project of this magnitude, that has only one proposed permanent outlet roadway, is approved. In its proposed form, too high a number of very small lots and resulting density, Caldera is not a development that will fit in with the existing established communities around it. Quantity is not the best approach.

Sincerely,

Steven A. Mager  
Steven R. Wagner

Mager and Wagner  
Sterling Hill  
3745 Braemere Drive  
Spring Hill, FL 34609

**From:** [Juanita Nelson](#)  
**To:** [Planning Resource Object](#); [Jeff Holcomb](#); [Omar DePablo](#); [Michelle Miller](#)  
**Subject:** Plantation Palms pertaining to Caldera of Spring Hill  
**Date:** Friday, February 4, 2022 2:46:26 PM

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To whom it may concern I have already sent in one letter of concern to Miller however I wanna make sure that everyone sees this. When we built here we were told there would be no developing behind us that was four years ago we have a very quiet subdivision here and the main concerns are a future opening of opportunity Avenue through our subdivision into this possible new development. With 888 homes possibly going in this development that would make over 1700 cars for the average is two cars per home. The noise the congestion would be unbearable we already have issues coming into our subdivision on Sigmund because of the school where it's posted no stopping standing or parking. This is backed up from Coronado to Drysdale through Sigmund every morning every afternoon for pick up and drop off which consist of over an hour each time. Please consider how even heavier and more difficult traffic would be made if you allowed opportunity Avenue to be opened. And the sizes of the lights there are so small 40 to 60 feet wide that means they're going to have to be building two and three story homes which will overlook our private properties. Also said barrier (greenery) that they're going to put up we already have with all the woods. However they'll still take out much of those woods leaving fox squirrels and tortoises as well as coyotes and wild turkeys without a home. I know the sub developer has already been in trouble for plowing up tortoises in the past without relocating them.

I understand as a community we need to grow but there needs to be limitations on how they want to grow. When Sterling Hill was still developing over there they were also burning and when we called we were told they were permitted to do that however did you consider the ash that went in people's pools on their cars on their roofs in their yards? What a massive mess all to save them from hiring trucks to come in and take the stuff out and dump it or burn it elsewhere, where there's not any surrounding communities. So please take this also into consideration. I love our quiet subdivision we built on a little over a half acre lot. So without having a Solid barrier we are going to hear so much noise from there four lane roads.

Please consider all those surrounding and how it will affect us all. What if you lived here? What would you want to see? How would you handle the added traffic?

Thank you for taking the time to read our letter and also to respond to our concerns.

Mr & Mrs Nelson  
3455 Whispy Ct  
Spring Hill Florida 34609

Sent from my iPhone

After attending a meeting with Caldera, we as neighbors have many concerns pertaining to this possible development that will affect our neighborhood. They had comment sheets for us to fill out and they said they were going to forward them to the zoning department. However, after listening to them, I felt it necessary to send our concern directly to you. Why can they not develop outside the city?

These concerns pertain to what could affect Plantation Palms neighborhood. We love that it is a very quiet neighborhood with only the traffic from our homes in this development. When we built 4 years ago, we were told nothing was going to be developed behind us because of the natural habitat that was there. The only traffic problem now is when school is starting and ending on Sigmund St, where cars block our entrance as well as the streets on Drysdale and Coronado. Though posted no Stopping, Sitting or Standing. Of which all is done, and nothing is done about it even when reported.

Here are a few of our major concerns.

With a development of wanting to put in 888 homes on very small lots they will be possibly providing additional traffic from 1700 cars. Which will be causing more traffic jams as well as noise issues. With them only proposing a small buffer of greenery. A solid partition should have been considered. That is way too many homes built on such small acreage.

They have also earmarked future road right of way through our small subdivision on Opportunity Avenue, which is a small two-way street leading into their subdivision. This is a very quiet subdivision with many small children living, riding their bikes as well as playing basketball. We are asking that this not be allowed as because of the possible issues of entering and leaving our subdivision.

They are looking at lot sizes of 40-60 ft. wide. We have half acres and some a bit larger. So, our homes are one level homes and there they will have to be a minimum of two-story homes that can look over into our property.

Also, with this many homes what about school studies? What has been done where will these children all go?

They last developing done with Sterling Hall they were burning. Though they said they had a permit to do so.... there were many hot ashes as well as ash that ended up in our pools, on our roofs as well as yards and cars. Leaving us many times having to clean up after their messes. No consideration was giving to other for the messes they made.

Please when looking into this development, please think what would you want next to you? Thank you for taking the time to hear our concerns.

Looking forward to hearing back from you.

Mr & Mrs J Nelson  
3455 Whispy Ct  
Plantation Palms  
Spring HI, Florida 34609

352-556-4370

Sent from [iCloud](#) for Windows

**From:** [Elena Prasolov](#)  
**To:** [Michelle Miller](#); [Omar DePablo](#)  
**Subject:** Caldera at Sterling Hills Paulte Homes  
**Date:** Friday, February 4, 2022 1:29:51 PM

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Hello,

To whom it may concern.

We live in Windance village part of Sterling Hills community. With recently newly built village Barrington we noticed traffic has increased and it has become more unsafe for our children to cross the crosswalks when they go to school bus stop to south clubhouse as well as when we exit the community in our vehicles unto Sterling Hill Blvd. It takes just a second before a vehicle flies around the corner, creating a hazard situation. Large and small vehicles constantly speed over 40 mph down that hill and are easily not visible when someone crossing the road.

We are very concerned with newly proposed additional 888 homes adding on the south side of Sterling Hills road. It would only harm the quality of our public roads, safety of the pedestrians, create more traffic and unsafe driving for people overall in our neighborhood.

We strongly oppose this plan and hope and pray that it will not get approved and if for some reason it will, that you would consider adding a stop light by Windance & Sterling Hill Blvd or look into other options for creating safe environment for everybody. (Speed limit signs, speed bumps or pedestrian sign that lights up when pedestrians crossing the road)

Ps: Another suggestion more enterences to the new community without affecting other neighborhoods.

Thank you kindly for taking time to read our letter.

Elena Prasolov  
719-368-1401

**From:** [Thomas Regan](#)  
**To:** [Omar DePablo](#); [Michelle Miller](#); [Jeff Holcomb](#)  
**Subject:** New development Caldera at Sterling Hill  
**Date:** Friday, February 4, 2022 5:58:32 PM

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Good evening to both of you all,

My name is Thomas Regan and I am a resident of Windance in Sterling Hill. I am writing to you to express my concerns over the above referenced development.

Please do not allow this to go ahead. There are numerous reasons why Spring Hill is not ready for another tract development and although I am not an expert I do have common sense.

The schools are full.  
The intersections are full  
Sheriff dept is at capacity crying for more deputies.  
Hospitals are at capacity.

Please use your tax base to improve the infrastructure before increasing the population.

Please listen to your fellow residents, not a National corporation who will be gone as soon as the last home is built.

I know that you have State rules and regulations to follow and please uphold your integrity in following those statutes.

I know development is inevitable and I welcome that but please put common sense before greedy developers.

I hope this email finds you well and I hope you consider all of the residents' concerns when making your decision.

Thank you for your time in reading this.

Sincerely,

Thomas Regan

**From:** [Jennifer Simmons](#)  
**To:** [Michelle Miller](#); [Omar DePablo](#)  
**Subject:** New development-Caldera at Sterling Hill concerns  
**Date:** Friday, February 4, 2022 5:44:53 PM

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Good evening,

I hope this email finds you well. I would like to voice some concerns with the new development Caldera at Sterling Hill. We live off of Opportunity Ave and our community only has 81 houses here on half acre lots. We would like to keep the value of our property and avoid through traffic into our small neighborhood. Please reconsider the plan to eventually open up opportunity ave onto Sterling Hill Blvd as it will no longer be safe for our children to play. Also please consider at least 0.25 acre lots for the new neighborhood so we can keep the value of our homes. We are also concerned with the small barriers between our neighborhood and Sterling Hill Blvd as it would be adjacent to a few of the houses' and would request the road be built more towards the middle of their new development. There are several other things to consider like overcrowding schools, current roads being able to handle all of the new predicted traffic, and school zones being impacted.

Please advise me of the next steps to continue to be involved in the process for my concerns to be heard. Thank you in advance for your time and consideration.

Thank you,  
Jenny Simmons  
850-345-2915



**From:** [Jenifer Truitt](#)  
**To:** [Michelle Miller](#); [Omar DePablo](#)  
**Subject:** New Sterling Hill development plans  
**Date:** Friday, February 4, 2022 1:17:51 PM

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Hello, Ms. Miller and Mr. DePablo.

My name is Jenifer Truitt, a resident of Windance in the south end of Sterling Hill. I am concerned about some safety issues with the development that is being planned for the south and west sides of our little community.

As you are aware, a new development named Barrington is being built in Sterling Hill already. Building has not even been completed, and the added resident traffic on our main road has increased considerably. Unfortunately, our many school-aged children who use this road to walk to school or use the bus are not being taken into consideration when people drive right through cross walks without looking, endangering their safety. We also have many seniors who regularly walk this road, who cannot outrun a speeding car while trying to cross the road.

The new subdivision in our back yard would utilize the same boulevard, creating an even more unsafe road for our formerly quiet community. Having even more construction vehicles along with resident traffic on Sterling Hill Blvd. would simply not be safe for our community members.

Please help keep our area safe for everybody by having the developers build another paved road into their construction area before building, as well as other roads to alleviate traffic flow from Sterling Hill Blvd., once homes have been built. For the time being, it may also be a good idea to open the back gate of Barrington, which actually leads to a little street off of Rudi Loop, for vehicle and pedestrian traffic.

A lesser concern about construction is the disposal of the forest: when the land was cleared for Barrington, most of the forest was simply burned on site. For those of us with allergies and other upper respiratory issues, this caused breathing problems for the several weeks the forest smoldered. Would it be possible to not allow the developers to burn the forest?

Thank you so very much for hearing my concerns. I know you are very busy people, but I speak for many of my neighbors. We are not against development or new neighbors, we just want all of us to have a safe place to call home.

Sincerely,  
Jenifer Truitt  
3766 Burbridge Court  
Spring Hill, FL 34609  
352-691-8693

Sent from [Mail](#) for Windows