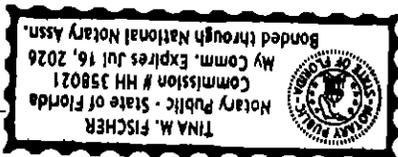
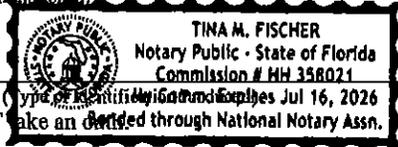


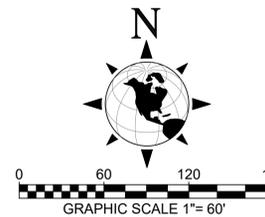
AFFECTED HOMEOWNERS ASSOCIATION (HOA)
CONTACT AFFIDAVIT

Instructions

1. All information must be completed on this affidavit prior to being signed in the presence of a Notary Public.
2. This affidavit must be returned to the Hernando County Planning Department in order to deem the application complete. No hearing shall be scheduled until such time the affidavit has been returned.

AFFIDAVIT

Application Name: <u>Land America, LLC</u>	
File Number: <u>H-23-46</u>	
Before me, the undersigned authority, personally appeared <u>Anne Pollack</u> (Print or Type Name) who, being duly sworn deposes and says that the affected HOA named below has been contacted pursuant to Board of County Commissioner's Policy No. 37-01	
HOA Name: <u>Springwood Estates Unit III Homeowners' Association, Inc.</u>	
Contact Person: <u>Joseph Filippelli, Secretary</u>	
I met with the affected HOA on this the <u>6th</u> day of <u>March</u> , 2024	
<u>Anne Pollack</u> (Signature)	
State of Florida County of <u>Hernando</u>	On this the <u>6th</u> day of <u>March</u> , 2024 before me, the undersigned Notary Public of the State of Florida, personally appeared <u>Anne Pollack</u> (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	WITNESS my hand and official seal.
	<u>Tina M. Fischer</u> NOTARY PUBLIC, STATE OF FLORIDA
	
	(Name of Notary Public: Print, or Type as Commissioned)
<input checked="" type="checkbox"/> Personally known to me, or <input type="checkbox"/> Produced Identification: _____	
<input type="checkbox"/> DID take an oath, or <input checked="" type="checkbox"/> DID NOT take an oath	



OVERALL SITE DATA

TOTAL PROJECT BOUNDARY AREA (21.34± AC)

OWNER: DBW ENTERPRISES INC.
 325 53RD CIR
 VERO BEACH FL, 32968-2241

SITE ADDRESS: SPRING HILL DR.

P.I.D.: R14 423 18 0000 0020 0010

PARCEL KEY NUMBER: 01229218

EXISTING USE: VACANT

PROPOSED USES:
 - ALL C-1 PERMITTED USES*
 - ALL C-2 PERMITTED USES PER ACCOMPANYING PLANNED DEVELOPMENT RESOLUTION.*

*SEE TRAFFIC REPORT FOR SPECIFIC USES, INTENSITIES, AND ALLOTTED TRAFFIC TRIPS. EQUIVALENT PERMITTED USES MAY BE DEVELOPED, SO LONG AS THE OVERALL POOL OF ALLOTTED TRAFFIC TRIPS FOR THE PROJECT IS NOT EXCEEDED.

EXISTING FLU: RESIDENTIAL

EXISTING ZONING: PDP-GHC

PROPOSED ZONING: PDP-GC

BUILDING HEIGHT: 60' MAXIMUM

MAX FAR PER PARCEL: 6 FAR

PERIMETER SETBACKS:
 NORTH = 35'
 SOUTH = 75'
 EAST = 20'
 WEST = 20'

INDIVIDUAL LOT SETBACKS:
 FRONT = 10'
 REAR = 10'
 SIDE = 10'

- GENERAL NOTES:**
- THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANY WAY TO BE USED FOR CONSTRUCTION PURPOSES.
 - ALL SIGNAGE REQUIRES A SEPARATE PERMIT.
 - DUMPSTER AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND RIGHTS-OF-WAY.
 - ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW FROM ADJACENT RESIDENTIAL PROPERTIES AND/OR RIGHTS-OF-WAY.
 - WALLS OVER 6' HIGH APPROVED BY SEPARATE PERMIT.
 - PARKING WILL BE PAVED AND BE WITHIN 600' OF THE BUILDING IT IS INTENDED TO SERVE.
 - ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED WITH CUTOFFS TO PREVENT LIGHT POLLUTION OFF SITE.
 - STORMWATER MANAGEMENT AREAS SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND ARE SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN.
 - ALL DEVELOPMENT FOR LAND UNDERLYING THE BROOKSVILLE-TAMPA BAY REGIONAL AIRPORT'S 14CFR PART 77 SURFACES, SHALL USE THE FEDERAL AVIATION ADMINISTRATION (FAA) NOTICE CRITERIA TOOL TO DETERMINE IF AN AERONAUTICAL STUDY IS REQUIRED PER HERNANDO COUNTY ZONING CODE ARTICLE X (HERNANDO COUNTY AIRPORT ZONING ORDINANCE.)
 - ALL DEVELOPMENT SHALL COMPLY WITH ARTICLE VIII, SECTION 6 - SPECIAL REGULATIONS OF THE HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A - ZONING.
 - DEVIATION TO SECTION 10-26(D)(2) (PARKING LOT PERIMETER VEGETATIVE BUFFER): REDUCTION FROM 5-FEET TO 2.5-FEET ON EACH SIDE OF INTERNAL PARKING LOTS THAT ABOUT EACH OTHER AND ARE NOT SEPARATED BY AN INTERNAL ROADWAY.
 - COMMERCIAL DEVELOPMENT OF ANY SINGLE BUILDING, OR SINGLE SITE DEVELOPMENT WITH MULTIPLE BUILDINGS WITH THE SAME USE AND OWNED AND MANAGED BY THE SAME ENTITY, GREATER THAN 65,000 SQUARE FEET OF GFA SHALL BE REQUIRED TO COMPLY WITH ARTICLE VIII, SECTION 6 OF THE LAND DEVELOPMENT CODE, SPECIAL REGULATIONS, UNLESS A DEVIATION HAS BEEN APPROVED.



NO.	DATE	REVISION DESCRIPTION	BY

M MORRIS ENGINEERING AND CONSULTING, LLC
 Civil Engineering and Land Development Consulting
 6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.26780 941-444-6644 www.morrisengineering.net

DATE 2024-02-01
PROJECT SPRING HILL
DRAWING SP-16 DCP
DRAWN CEJ
CHECKED MJM

ZONING AND MASTER SITE PLAN
SPRING HILL
 HERNANDO COUNTY, FLORIDA

SCALE
1:60

SEC. - TSP. - RING.
14, 23S, 18E

SHEET
1

OF
1

MATTHEW J. MORRIS
 FL LICENSE NO. 68434

Public Inquiry Workshop
Land America, LLC
H-23-46
March 4, 2024

Summary

In attendance were the Applicant, Damian Brink; the Applicant's attorney, Anne Pollack; Matt Morris on behalf of Morris Engineering. Approximately 50 residents attended. Their information is on the enclosed sign in sheet.

Applicant's Attorney introduced the Applicant to the group and the Applicant presented the details of the rezoning and master plan request.

The conceptual plan was presented, along with a rendering of a possible layout. Copies of each are enclosed.

The neighbors had several concerns and comments.

Most were vehemently opposed to the connection of Alba Drive and Copeland Way on the northwest side of the development. They also were very opposed to connecting the neighborhood there to the proposed development. The Applicant advised that they didn't care whether the access was there or not, and so would communicate the neighbor's opposition to a connection to the County and see what the County required.

Several asked about whether Eastwood Trail, Deerfield Road or Arvin Drive would be connected into the project. They did not want a connection. The Applicant reassured them that connections at those locations were not proposed or required by the County.

The neighbors had concerns about particular uses.

- The possibility of having bars in the development. The Applicant advised that no bars, nightclubs or adult facilities would be permitted.
- The possibility of and need for a gas station, including concerns about lighting, size, and aesthetics. The Applicant advised that gas station is permitted in existing zoning and would also be permitted in new zoning. The Applicant hadn't confirmed that a gas station would be developed but that if it were, it would be located nearby the main signalized entrance at the center of the site, as far from residences as is possible.
- The need for a self-storage facility when there is a similar facility down the road and limiting it to 2 stories. They also were concerned about the aesthetics of a self-storage facility. The Applicant advised that there is a strong market for self-storage and that they would email a rendering of other self-storage facilities they had built to the group, which were much more attractive than what was typical in the County.
- There seemed to be possible support for restaurants and office.
- Some residents raised general objections about the project possibly reducing their property values.

- The residents wanted more clarity as to what uses would be here. The Applicant advised that this would continue to allow them to develop the uses permitted by the zoning, but that at this time no particular users were under contract.

Many neighbors stated that they want any business development to be aesthetically pleasing and fit in with the character of the area.

After the meeting, several neighbors approached the Applicant and expressed their excitement and support for the project. They said they'd consider sending letters to the County.

There was a discussion about trees and wildlife that are currently on the development site. The Applicant advised that they would keep what mature trees they could, and would comply with County codes regarding retention of trees. The Applicant stated that a wildlife study had been done and showed gopher tortoises on the property. Impacts to them would be mitigated per law.

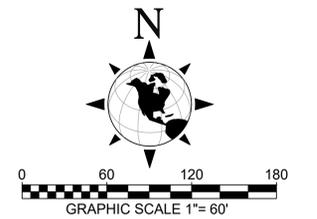
The Applicant informed the neighbors of other possible businesses to use the space, including office in the rear, car wash, restaurants, and informed the neighbors that it would be businesses that support the surrounding residential areas. The Applicant also explained that the master plan allows design and restrictions on screening, lighting, and buffering, and the master plan is only good for 2 years.

Some neighbors advised that the Applicant should be cautious as there are known sinkholes in the area, some of which are very deep, as well as the fact that the area was a WW2 training ground in the past.

The concerns were addressed and discussed to the extent possible at the meeting. The Applicant offered to send examples of self-storage and other development to ease the minds of the neighbors for the business possibilities, and to send information on the dates of the hearings.

The meeting was from 6pm to 7:30pm.

The list of attendees is enclosed.



OVERALL SITE DATA

TOTAL PROJECT BOUNDARY AREA
(21.34± AC)

OWNER: DBW ENTERPRISES INC.
325 53RD CIR.
VERO BEACH FL, 32968-2241

SITE ADDRESS: SPRING HILL DR.

P.I.D.: R14 423 18 0000 0020 0010

PARCEL KEY NUMBER: 01229218

EXISTING USE: VACANT

PROPOSED USE:
- C-1, LIGHT CONSTRUCTION SERVICE
- MINI WAREHOUSE

EXISTING FLU: RESIDENTIAL

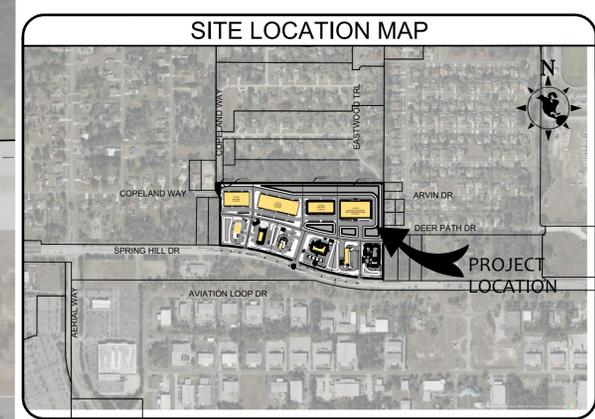
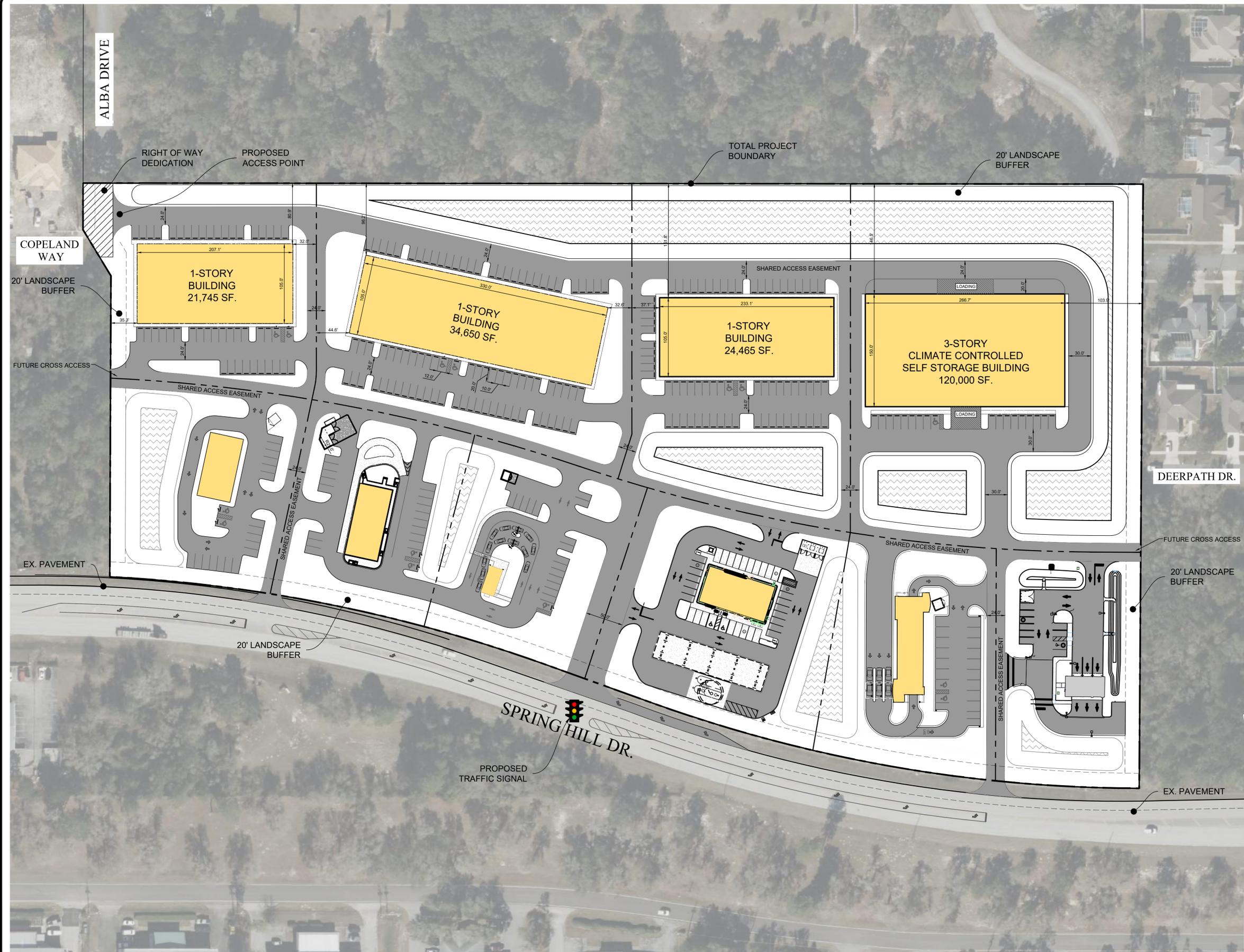
EX. ZONING: PDP-GHC

PR. ZONING: PDP-GC

BUILDING HEIGHT: 60' MAXIMUM

PERIMETER SETBACKS:
FRONT = 25'
REAR = 35'
SIDE = 20'

TOTAL PROPOSED DRAINAGE AREA: 90,919± S.F. (2.087± AC.)



NO.	DATE	REVISION DESCRIPTION	BY

M MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE	10-23-23
PROJECT	SPRING HILL
DRAWING	SP-14 DCP
DRAWN	CEJ
CHECKED	MJM

CONCEPTUAL SITE PLAN - 14
SPRING HILL
HERNANDO COUNTY, FLORIDA

SCALE	1"=60'
SEC. - TSP. - RING.	14, 23S, 18E
SHEET	1
OF	1
MATTHEW J. MORRIS FL LICENSE NO. 68434	

C:\Users\pjhesson\OneDrive\MEC\MEC - MEC_Drawings\Jobs SP\Spring Hill Dr. - Storage\Engineering\Site Plans\SP-14 DCP.dwg, 2/28/2024, 1:58:51 PM



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
 SPRINGWOOD ESTATES UNIT III HOMEOWNERS' ASSOCIATION, INC.

Filing Information

Document Number	N06000007231
FEI/EIN Number	77-0676341
Date Filed	07/06/2006
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/28/2018

Principal Address

15250 Woodcrest rd.
 BROOKSVILLE, FL 34604

Changed: 02/28/2018

Mailing Address

15250 Woodcrest rd.
 BROOKSVILLE, FL 34604

Changed: 02/28/2018

Registered Agent Name & Address

Kirby, James M
 15250 Woodcrest rd.
 BROOKSVILLE, FL 34604

Name Changed: 02/28/2018

Address Changed: 02/28/2018

Officer/Director Detail

Name & Address

Title Director / Vice President

JOHNSON, KEN
 15296 ALBA DR.
 SPRING HILL, FL 34604

Title Director / President

KIRBY , JAMES
15250 WOODCREST RD.
SPRING HILL, FL 34604

Title Director / Secretary

Filippeli, Joseph
15249 Alba dr.
Brooksville, FL 34604

Annual Reports

Report Year	Filed Date
2022	03/14/2022
2023	01/30/2023
2024	02/05/2024

Document Images

02/05/2024 -- ANNUAL REPORT	View image in PDF format
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10/17/2008 -- ANNUAL REPORT	View image in PDF format
01/16/2008 -- ANNUAL REPORT	View image in PDF format
08/16/2007 -- ANNUAL REPORT	View image in PDF format
07/06/2006 -- Domestic Non-Profit	View image in PDF format

LAND AMERICA COMMERCIAL CENTER

PUBLIC INQUIRY MEETING

MARCH 1, 2024

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LAND AMERICA COMMERCIAL CENTER

PUBLIC INQUIRY MEETING

MARCH 1, 2024

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Tom Livi	ramquad2000@yahoo.com	727-580-3432

LAND AMERICA COMMERCIAL CENTER

PUBLIC INQUIRY MEETING

MARCH 1, 2024

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<i>[Signature]</i>		352 7965184
Mr. & Mrs. H. W. Cunniff, IV	3355 Sunny Brook Trail	(352)-848-0066
Rhonda Bowers	15469 Deer Path Dr	352-769-7588
Mary Ellen Neborski	Meganeborski@icloud.com	352 287 3995
Rodolfo Luttich	rluttich@gmail.com	727-687-9155

