

Fisher Link Development, LLC  
13139 Montour St  
Brooksville, FL 34613

November 6, 2025

Hernando County Commissioners  
C/O Hernando County Attorney's Office  
20 N Main Street  
Brooksville, FL 34601

Re: Letter of appeal of the fines and penalties assessed as a result of the three Special Master's orders, Hernando County (Plaintiff) & Fisher Link Development, LLC (Defendant)

Dear Commissioners;

The following is in response to and an appeal of the fines resulting from the citations and subsequent cases filed against Fisher Link Development, LLC., with the Special Master, on Lot 41 of the Platted Subdivision WyndSOR Place, as recorded in the public records of Hernando County, Florida.

I am the engineer on the project and have been involved in the entire development since its inception. Omar Depablo, the current Development Director, was a junior member of the planning staff as this project came online. That said, I have been involved in building and development in this county for many years, and I have never had a case where code enforcement issued citations. Assessing fines on permitted construction sites, while engineering is telling the same complainants, "This is a permitted site, and there are no ongoing issues."

Typically, while under permit for development, the engineering and development departments control, and the communication is maintained through those same departments. Complaints go through those departments to the Engineers, Contractors, Developers, Etc. What I find even more peculiar about this case is that engineering was unaware of the complaints to Code Enforcement, as engineering told the complainant it was a part of an ongoing permit, answering the complaints in emails on the record, as did the SWFWMD representative, which met me and Michelle Carlin, the owner of Fisher Link Development, LLC on lot 41, coincidentally while fielding a complaint from the same neighbors (complainants), the neighbors did not attend the scheduled site meeting with the SWFWMD representative that day. Also of note, the SWFWMD representative was pleased to see us pick up the pace and again be working toward completion of the development. In this case, the complainants were getting two different answers from separate county departments: one was aware that we are ongoing and co-permittees, and one clearly was not. This clearly fueled more complaints and inflamed the situation, as the adjacent Homeowners Association is currently in dispute with us over membership, as none of the four lots owned by Fisher Link Development, LLC, are part of their association — a clear point of contention for them. They have filed both illegal liens and lawsuits, which the court recently dismissed.

WyndSOR Place is a platted subdivision that fell victim to the 2008 financial crisis. I was the engineer of record and design engineer; the original developer was a pair of local builders and the Gomez Family — nothing like development today — less than two decades later. The subdivision was constructed, and final inspections were completed. The final plat executed by all parties, including the County Commission, was ready for recording. We had it in the office to record; all the developer had to do was pay the taxes. Unfortunately, the developer not only could not afford the property taxes to record the plat, but also could not afford the payments on the land and improvements, and eventually lost the land to the bank.

The project with roads, water, and drainage was complete but sat overgrown and unmaintained; the plat remained unrecorded in my office for nearly a decade, through multiple owners of the adjacent 48 lots. Eventually, a developer purchased the surrounding 48 lots, recorded the plat, and developed the homes on those lots. The

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Gomez portion of the subdivision, Lots 41, 50, 51, and 52, remained undeveloped and unmaintained, except for a single bush hog mowing at the time of county final acceptance of the plat, as required by the county.

This portion of the original plat —lots 41 and 52 —and the county drainage tract are part of a redevelopment project to relocate the pond and create six half-acre lots within the WyndSOR Place Platted Subdivision, the redevelopment: Michelle's Half-Acre, a Replat of WyndSOR Place Lot 52, and Tract B (#1400993). Because the county tract and the original DRA are included in the project area, Hernando County Engineering agreed to serve as a Co-permittee on SWFWMD (ERP#43032231.002)

Our development had slowed due to unforeseen circumstances beyond anyone's control. Sometimes, Life has to become the focus over all else, or there will be nothing else. This is an unfortunate reality.

Because the area in question, Lot 41, a residential lot with an active SWFWMD permit for redevelopment, would have a right to possess and store the equipment and materials necessary to complete the project for five years, and there was apparent confusion amongst county departments as to the location and status of the permitted area. In addition; the fact that this portion of the subdivision has sat virtually unmaintained and unimproved, similar to that of the county pond banks adjacent and adjoining the site for nearly two decades we request all fines, levy's and fees resulting from these three Special Master orders be waived in whole, by Hernando County, Florida, allowing Fisher Link Development, LLC to complete the replat as agreed upon in the Co-permit acquired from SWFWMD and the approved development order.

Sincerely,

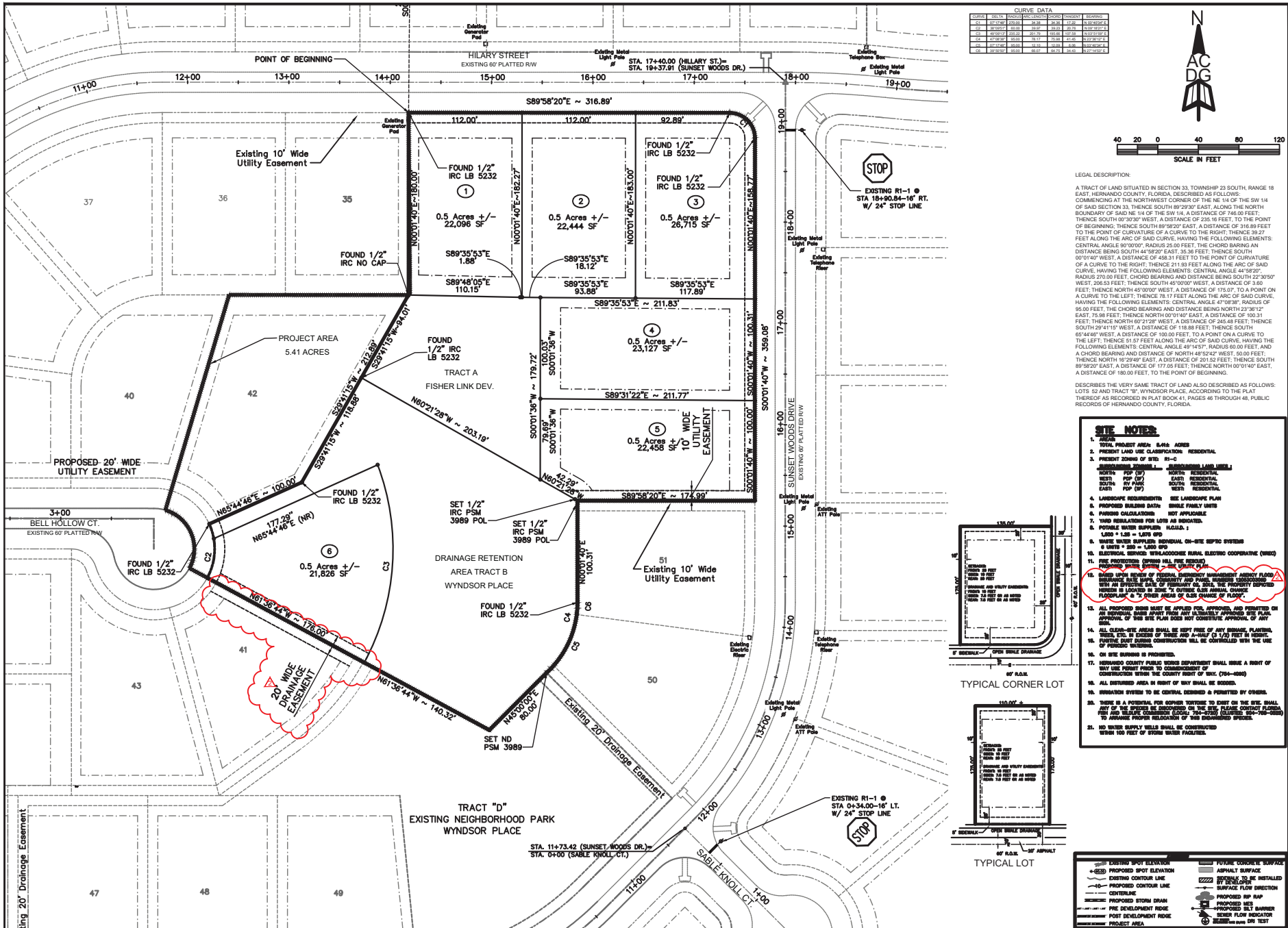
**Richard Matassa**

Digitally signed by Richard Matassa  
DN: c=US, sn=Matassa, givenName=Richard,  
email=itsame@richardjmatassa.com,  
cn=Richard Matassa  
Date: 2025.11.06 18:00:08 -05'00'

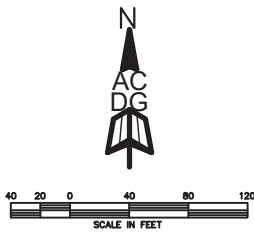
Richard J. Matassa, P.E.

Project Engineer/Manager

Enc: SWFWMD Project Area Exhibit  
Engineering and SWFWMD E-mail responses to complaints  
SWFWMD ERP – Notice of Agency Action



STATION	BEGINNING	END	ANGLE	BEARING	LENGTH	CHORD	CHORD BEARING
17+00.00	17+00.00	17+00.00	0°00'00"	S	0.00	0.00	0°00'00"
17+00.00	17+00.00	17+00.00	0°00'00"	E	0.00	0.00	0°00'00"
17+00.00	17+00.00	17+00.00	0°00'00"	S	0.00	0.00	0°00'00"
17+00.00	17+00.00	17+00.00	0°00'00"	W	0.00	0.00	0°00'00"
17+00.00	17+00.00	17+00.00	0°00'00"	N	0.00	0.00	0°00'00"

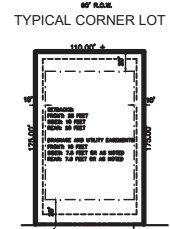


**LEGAL DESCRIPTION:**  
 A TRACT OF LAND SITUATED IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 33, THENCE SOUTH 89°29'20" EAST, A DISTANCE OF 748.00 FEET; THENCE SOUTH 00°30'30" WEST, A DISTANCE OF 235.16 FEET; TO THE POINT OF BEGINNING; THENCE SOUTH 89°29'20" EAST, A DISTANCE OF 316.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE 93.27 FEET ALONG THE ARC OF SAID CURVE, HAVING THE FOLLOWING ELEMENTS: CENTRAL ANGLE 90°00'00", RADIUS 25.00 FEET; THE CHORD BEARING: A DISTANCE BEING SOUTH 44°59'20" EAST, 35.38 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 438.31 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE 211.88 FEET ALONG THE ARC OF SAID CURVE, HAVING THE FOLLOWING ELEMENTS: CENTRAL ANGLE 44°58'20", RADIUS 200.00 FEET; THE CHORD BEARING: A DISTANCE BEING SOUTH 22°30'00" WEST, 206.63 FEET; THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 3.60 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 115.07; TO A POINT ON A CURVE TO THE LEFT; THENCE 78.17 FEET ALONG THE ARC OF SAID CURVE, HAVING THE FOLLOWING ELEMENTS: CENTRAL ANGLE 47°08'30", RADIUS OF 95.00 FEET; THE CHORD BEARING: A DISTANCE BEING NORTH 23°30'17" EAST, 75.88 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 100.31 FEET; THENCE NORTH 00°20'20" WEST, A DISTANCE OF 245.48 FEET; THENCE SOUTH 29°41'15" WEST, A DISTANCE OF 118.88 FEET; THENCE SOUTH 65°44'48" WEST, A DISTANCE OF 100.00 FEET; TO A POINT ON A CURVE TO THE LEFT; THENCE 51.57 FEET ALONG THE ARC OF SAID CURVE, HAVING THE FOLLOWING ELEMENTS: CENTRAL ANGLE 49°14'51", RADIUS 60.00 FEET; AND A CHORD BEARING: A DISTANCE OF NORTH 48°52'42" WEST, 50.00 FEET; THENCE NORTH 16°29'49" EAST, A DISTANCE OF 20.54 FEET; THENCE SOUTH 89°52'00" EAST, A DISTANCE OF 177.65 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 180.00 FEET; TO THE POINT OF BEGINNING.

DESCRIBES THE VERY SAME TRACT OF LAND ALSO DESCRIBED AS FOLLOWS: LOTS 52 AND TRACT "B", WYNDSOR PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK #1, PAGES 46 THROUGH 48, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

**SITE NOTES:**

1. TOTAL PROJECT AREA: 5.48 ACRES
2. PRESENT LAND USE CLASSIFICATION: RESIDENTIAL
3. PRESENT ZONING OF SITE: R1-C
4. LANDOWNER REQUIREMENTS: SEE LANDOWNER'S PLAN
5. PROPOSED RELEASE DATA: SINGLE FAMILY USES
6. PAVEMENT CALCULATIONS: NOT APPLICABLE
7. YARD REGULATIONS FOR LOTS AS INDICATED.
8. POTENTIAL WATER SUPPLY: LOCAL #1
9. UTILITY = 1.50 = 1.500 GPD
10. WASTE WATER SUPPLY: RESIDENTIAL, ON-SITE SEPTIC SYSTEM
11. SEPTIC SYSTEM: 1000 GPD
12. INDIVIDUAL SERVICES: SEPTIC, WASTE WATER, COOPERATIVE (WWS)
13. FIRE PROTECTION: SPRINKLER, HALL FIRE SERVICE
14. ALL PROPOSED AREAS SHALL BE FULLY GRADED AND THE PLAN ON THIS SHEET SHALL BE CONSIDERED AS THE FINAL DESIGN. ALL PROPOSED AREAS SHALL BE FULLY GRADED AND THE PLAN ON THIS SHEET SHALL BE CONSIDERED AS THE FINAL DESIGN. ALL PROPOSED AREAS SHALL BE FULLY GRADED AND THE PLAN ON THIS SHEET SHALL BE CONSIDERED AS THE FINAL DESIGN.
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17. ON SITE SURFACING IS PROHIBITED.
18. HERNANDO COUNTY PERMITS DEPARTMENT SHALL ISSUE A RIGHT OF WAY USE PERMIT FROM TO COMMENCEMENT OF CONSTRUCTION.
19. ALL DETERMINED AREAS IN FRONT OF ROW SHALL BE 20'-00" MIN.
20. IRRIGATION SYSTEM TO BE CENTRAL DESIGNED & PERMITTED BY OWNER.
21. THERE IS A POTENTIAL FOR COPPER TOXICITY TO EXIST ON THE SITE. SHALL ANY OF THE ABOVE BE APPROVED FOR CONSTRUCTION, THE CONTRACTOR SHALL CONTACT FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) TO OBTAIN NECESSARY PERMITS FOR PROPER REGULATION OF THIS DETERMINED SPECIES.
22. NO WATER SUPPLY WELLS SHALL BE CONSTRUCTED WITHIN 100 FEET OF STORM WATER FACILITIES.



EXISTING SPOT ELEVATION	PROPOSED SPOT ELEVATION	ADJUSTED SURFACE	POTENTIAL CONCRETE SURFACE
EXISTING CONTOUR LINE	PROPOSED CONTOUR LINE	ADJUSTED SURFACE	ADJUSTED SURFACE
CENTRELINE	PROPOSED STORM DRAIN	ADJUSTED SURFACE	ADJUSTED SURFACE
PRE DEVELOPMENT NODE	PROPOSED STORM DRAIN	ADJUSTED SURFACE	ADJUSTED SURFACE
PROJECT AREA	PROPOSED STORM DRAIN	ADJUSTED SURFACE	ADJUSTED SURFACE

**WYNDSOR PLACE LOT 52 AND TRACT "B" MICHELLE'S HALF ACRES SITE PLAN**

**A CIVIL DESIGN GROUP, L.L.C.**  
 ARCHITECTURE/ENGINEERING/SURVEYING/PLANNING  
 15259 Spring Hill Drive Spring Hill, FL 34469  
 Phone: (352) 883-9596 Fax: (352) 883-9597  
 www.acivilgroup.com  
 Registered Professional Engineer No. 14826  
 Registered Professional Surveyor No. 14826  
 Registered Professional Planner No. 14826  
 Registered Professional Architect No. 14826  
 LARRY R. YOONING  
 PE, BS, LEIT  
 AR 8048

**DATE:** 07/17/21  
**SCALE:** AS SHOWN  
**PROJECT NO.:** 2020022

**SHEET NO. 4 OF 12**

This plan shall not be used on a construction document, unless stamped, APPROVED FOR CONSTRUCTION.

## Deborah Ammendola

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**From:** Timea Lewis <tlewis@co.hernando.fl.us>  
**Sent:** Friday, March 28, 2025 12:52 PM  
**To:** Chase Wagner  
**Cc:** Scott Herring; Rachel Gironella; Deborah Ammendola; Todd Crosby; Donald Carey; Dan Wilson; Tracy Jubis; Kandi McCorkel  
**Subject:** RE: ERP# 43032231.002 Michelle's Half Acre - FISHER LINK DEVELOPMENT LLC - (App: 823339)  
**Attachments:** SR 25-011466.pdf; MICHELLES HALF ACRES ERP 32231.002 PLANS.pdf; Hold Harmless Agreement.pdf; FINAL PLAT 8-9-23.pdf; Recorded Final Plat.pdf; IMG\_0040.jpeg; Site inspection photos\_03.21.2024.pdf; IMG\_0032.jpeg; NOI ERP Major Mod.pdf

[EXTERNAL SENDER] Use caution before opening.

Chase,

Hernando County received a Service Request (SR 25-011466) and a complaint from Josh Hemstreet regarding the construction as well. Please see the Service Request attached above along with other useful files.

After reviewing the ERP permit, permit modification and approved plans our stormwater engineer and DPW inspector visited the site. Upon researching the permitting history, we know the ERP revision was approved in January, 2022. The plat was approved in accordance with all Hernando County legal requirements and that all work is in conjunction with those approvals. In reviewing the history of the project, the developer has all appropriate permits in place. It appears that the area being worked in is within the Michelle's half acres subdivision project and does not encroach into Tract D Park of the Wyndsor Place subdivision.

I hope this helps.

Thank you for contacting us and please feel free to reach out if you have any questions.

Sincerely,



*Timea B. Lewis*

Engineer II  
Hernando County Public Works – Engineering Division  
1525 E. Jefferson Street, Brooksville, FL 34601  
Office: (352) 754-4062, x 17025  
Direct Office: (352) 799-7275  
Cell: (352) 442-6919

Email: [TLewis@co.hernando.fl.us](mailto:TLewis@co.hernando.fl.us)  
[www.HernandoCounty.us](http://www.HernandoCounty.us)



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**From:** Chase Wagner <Chase.Wagner@swfwmd.state.fl.us>  
**Sent:** Tuesday, March 25, 2025 3:11 PM  
**To:** Timea Lewis <tlewis@co.hernando.fl.us>  
**Cc:** Rachel Gironella <Rachel.Gironella@swfwmd.state.fl.us>; Deborah Ammendola <Debbie.Ammendola@swfwmd.state.fl.us>  
**Subject:** ERP# 43032231.002 Michelle's Half Acre

**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.

Timea,

Sorry to bother you with yet another question, I hope you have been well.

We have a permit that was issued on 01/21/2022 under ERP# 43032231.002 "Michelle's Half Acre", and I recently got a complaint regarding the recently-restarted grading that is associated with this project. For us, this is a non-issue as we have an active ERP on the site, and the work being performed is directly related to the abstract listed in the issued permit. I just want to make sure the County is aware that this work is ongoing and has no qualms with it either before I speak to the complainant. Hernando County is also listed as a co-permittee on the SWFWMD ERP associated with this site. If this sort of question isn't best geared for you, please forward this to whom it does concern.

ERP: Michelle's Half Acre 32231.002

Complaint #1: CT# 432686 (05/16/2024) Complainant: Josh Hemstreet. Determined that the pond was in poor shape and the priority was to have the pond fixed/regraded.

Complaint #2: CT# 437860 (03/24/2025) Complainant is Josh Hemstreet. Issue with work being done within the DRA that was previously determined in need of being regraded. Stating that he believes the pond is being altered so that his (property owner) residential lots are bigger. The pond will be constructed to permitted plan specifications as per property owner's response. (I can give you the property owner's number if needed).

Thank you for all the help,

Chase Wagner

Compliance Inspector

Regulatory Support Bureau

**Southwest Florida Water Management District**

2379 Broad Street (U.S. 41 South)

Brooksville, FL 34604-6899



# Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899  
(352) 796-7211 or 1-800-423-1476 (FL only)  
SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)  
On the Internet at: [WaterMatters.org](http://WaterMatters.org)

An Equal  
Opportunity  
Employer

**Bartow Service Office**  
170 Century Boulevard  
Bartow, Florida 33830-7700  
(863) 534-1448 or  
1-800-492-7862 (FL only)

**Sarasota Service Office**  
78 Sarasota Center Boulevard  
Sarasota, Florida 34240-9770  
(941) 377-3722 or  
1-800-320-3503 (FL only)

**Tampa Service Office**  
7601 Highway 301 North  
Tampa, Florida 33637-6759  
(813) 985-7481 or  
1-800-836-0797 (FL only)

January 21, 2022

Hernando County Board of County Commissioners

Attn: J. Scott Herring  
20 North Main Street #460  
Brooksville, FL 34601

Fisher Link Development  
Attn: Michelle Carlin  
13139 Montour St  
Brooksville, FL 34613

Subject: **Notice of Agency Action - Approval  
ERP Individual Construction Major Modification**

Project Name: Michelle's Half Acre  
App ID/Permit No: 823339 / 43032231.002  
County: Hernando  
Sec/Twp/Rge: S33/T23S/R18E

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit modification. Based upon a review of the information you submitted, the application is approved.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at [www.WaterMatters.org/permits](http://www.WaterMatters.org/permits).

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at [www.WaterMatters.org/permits/noticing](http://www.WaterMatters.org/permits/noticing). If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

David Kramer, P.E.  
Bureau Chief  
Environmental Resource Permit Bureau  
Regulation Division

Enclosures:   Approved Permit w/Conditions Attached  
                  [As-Built Certification and Request for Conversion to Operation Phase](#)  
                  Notice of Authorization to Commence Construction  
                  Notice of Rights

cc:             Miranda Bialobrzewski  
                  Richard J. Matassa, P.E., A Civil Design Group, LLC  
                  Yaritza Perez