

Axiom Huntley Brookridge Meeting

Don provided the introduction of the project. Prior to the meeting starting, we talked with members of the HOA, Don mentioned that we are going to work towards getting another meeting scheduled at Brookridge for the whole community. We will provide an invitation to the HOA for them to distribute notification to residents.

During Don's introduction of the project, he mentioned the following:

- The property was formerly zoned for Commercial Development but was reverted back to Agricultural. This is an ideal location for Commercial Development, so our client, Axiom, is moving forward with the rezoning to Commercial Development.
- Don provided an overview of the Master Plan. The developer intends to subdivide the property into lots. By providing this division; there will be uniformity in design standards throughout the project.
- The project is required to have a Frontage Road, per county ordinance. The Frontage Road requirement is met through a Reverse Frontage Road in the back. The R/W of this frontage road will be 50', with 24' consisting of the actual roadway width. The remaining R/W will consist of buffers and sidewalks.
- A vegetated and fenced buffer will be incorporated into the rear of the property that is adjacent to Brookridge. The client will be providing vinyl fencing with an opaque buffer.
- Don discussed that the Master Plan has been submitted to Hernando County for review. Pending this meeting, the staff will provide a staff report in consideration of the feedback. After the staff report is produced, the project will go in front of the Planning and Zoning Commission and the Hernando County BOCC. At both meetings, the residents of Brookridge and adjacent property owners can speak for or against the project. During these meetings, conditions will be established for the project, which the developer must adhere to.
- During the platting phase, a traffic study will be required to determine the roadway improvements that this project will require. There will likely be improvements to Brookridge Central Blvd. Frontage Road is already required to alleviate traffic on Cortez Blvd.

After Don's introduction, the developer, Axiom, wanted to provide an overview of the product that they are developing for this project:

- The developer acquired the land from the Huntley family. The land acquisition was based on market analysis. Understanding that the site is an ideal commercial parcel and would be conducive to high end commercial development. In addition to the Huntley Parcel, the developer acquired the current real estate office at the Western end of the property. The developer also recently acquired the ALF on the Northeastern portion of the property. The ALF was going out of business and considering selling, they contacted Axiom and inquired about purchasing. To meet the Frontage Road Requirements, Axiom purchased the property.
- The types of uses in this project include high end chain dining, retail, and grocers. Currently, the developer can mention Olive Garden has signed a contract to develop a location in the project. Unfortunately, the developer is held to strict non-disclosure agreements with the other retailers, so they are unable to reveal what will be coming.

- There is a binding agreement that all tenants are required to sign for the property. This binding agreement sets standards for delivery hours, hours of operation, trash management, and various aspects of property maintenance.
- The tenants are also held to a design standard to keep a uniform look throughout the project.
- Tenants like smoke shops and liquor stores will not be allowed to sign contracts with the developer.
- The county will provide signage details that maintains uniformity throughout the project. ‘

Questions:

I am retired DOT; how much buffer are you going to leave at the rear of the property?

We are going to put an opaque vinyl fence along the exterior property line. In addition to this, there will be a tree canopy with shrubs and several layers of vegetation to provide opacity.

Will this project be respectful to us?

Yes, we have limitations on hours of operation in the contracts that the tenants sign. They will have to meet these standards to be tenants in this project.

We have a major concern that this will impact traffic leaving Brookridge, we already have a tough time leaving our neighborhood. The traffic signal only allows for a small number of cars before it changes.

A traffic study will be required at the platting phase. Based on the results of this traffic study, the developer will have to make traffic improvements as suggested by the county engineer. The developer has already budgeted for the potential of making improvements to Brookridge Central Blvd. The traffic signal timing will be considered during the traffic study. If anything, this project could provide improvements for the existing issues on Brookridge Central Blvd.

Will you be increasing the retention pond size and maintaining the ponds? Currently, there is an unmaintained retention pond on the ALF site.

Yes, we will be required to increase the size of retentions ponds to provide adequate drainage for the entire project. There are standards set by SWFWMD for pond sizes. The retention ponds will be part of the maintenance agreement and will be required to be maintained.

Where will the tortoises go?

They will be relocated.

Will there be a single tenant per lot?

Yes, this is the intended design. This is designed for tax and utility purposes.

Are there parking requirements?

Yes, the county has standards for parking requirements.

Why does the Frontage Road have to access Brookridge?

It is a county standard to keep traffic off Cortez Blvd and major highways. FDOT has access management requirements, so allowing the road to terminate on SR 50 does not meet these requirements.

Timelines?

Pending the approval from BOCC, looking towards November of 2022, approximately 1 year for permitting and build out. Intended to break ground in Q2 of 2023 and have businesses opening in November of 2023.

Will a Construction Access be Required?

This is a comment that we do expect to come from the county. We plan to accommodate.

Can we put golfcart parking?

This is a question to bring up with your HOA. We intended to put golfcart parking, but we were informed that you are not allowed to leave Brookridge with your golfcart. We would like to put a golfcart path leading to the development, so please bring it up with your HOA.

Will there be landscaping?

Yes, there is a required landscape package that will be provided.

Will there be a chance that you develop apartment complexes here?

The developer mentioned they are a commercial developer. All the zoning that they applied for is commercial without multi-family entitlements. To get multi-family, they would need to go back through this process.

Can the barrier be a soundwall, like the ones they have on the interstate?

The barrier will be vinyl fencing and landscaping.

Due to the size of the library, we had a small group of 5 residents join a second group for discussion. Don and the developer provided the same overview that they previously provided.

The second group did not have questions specific to the project, rather they wanted to know if we can schedule to meet with them at Brookridge so the whole neighborhood can be included. Don mentioned that this is something they are willing to accommodate. Don is working with the HOA at Brookridge to get a meeting scheduled at their clubhouse.

Workshop Date: 8/16/22

SIGN POSTING AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP

Instructions

1. All information must be completed on this affidavit prior to being signed in the presence of a Notary Public.
2. The Notice of Public Inquiry sign(s) must be posted on the property at least ten (10) days prior to the workshop pursuant to the adopted rules, and;
3. This affidavit must be returned to the Hernando County Planning Department along with all other Public Inquiry Workshop forms directly after the Workshop is conducted in order to complete the application file. Failure to return this affidavit may result in the petition not being scheduled for public hearing(s).

AFFIDAVIT

Before me, the undersigned authority, personally appeared Tatum Csorba
(Print or Type Name)

who, being duly sworn deposeth and says that:

1. The Notice of Public Hearing sign(s) were posted on 08/05/2022, and;
2. The attached photograph(s) of the posted sign(s) were taken on 08/05/2022

Application Name: Axiom Huntley

File Number: _____

Tatum Csorba
(Signature)

State of Florida
County of Hernando

On this the 17th day of August, 20 22 before me, the undersigned Notary Public of the State of Florida, personally appeared Tatum Csorba
(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:

NOTARY SEAL:

Received

AUG 17 2022

Planning Department
Hernando County, Florida

WITNESS my hand and official seal.

Lindsay A. Morgan
NOTARY PUBLIC, STATE OF FLORIDA

Lindsay Ann Morgan
(Name of Notary Public: Print, or Type as Commissioned)



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

- Personally known to me, or
- Produced Identification: N/A
(Type of Identification Produced)
- DID take an oath, or DID NOT take an oath.





HOW TO POST THE SIGN(S)

WHEN:

The petitioner shall post the subject property proposed for petition consideration at least ten (10) days prior to the scheduled public inquiry workshop date.

HOW:

The sign(s) furnished by the Planning Department shall remain in place until the day after the public inquiry workshop. Failure to maintain the sign(s) on the property may result in a delay to the public hearing process.

WHERE:

The sign(s) furnished by the Planning Department shall be posted by the applicant along each front lot line with the bottom of the sign(s) at least three feet above grade on the property being considered under this petition. The sign cards shall be posted at the outer property line along the road or street frontage and shall be clearly visible. If the frontage is in excess of three hundred (300) feet, posting of the signs shall be determined by the Planning Department. In those cases where the property does not have frontage on the road, the sign cards shall be posted at the property corners and where the access road intersects with the nearest County road.

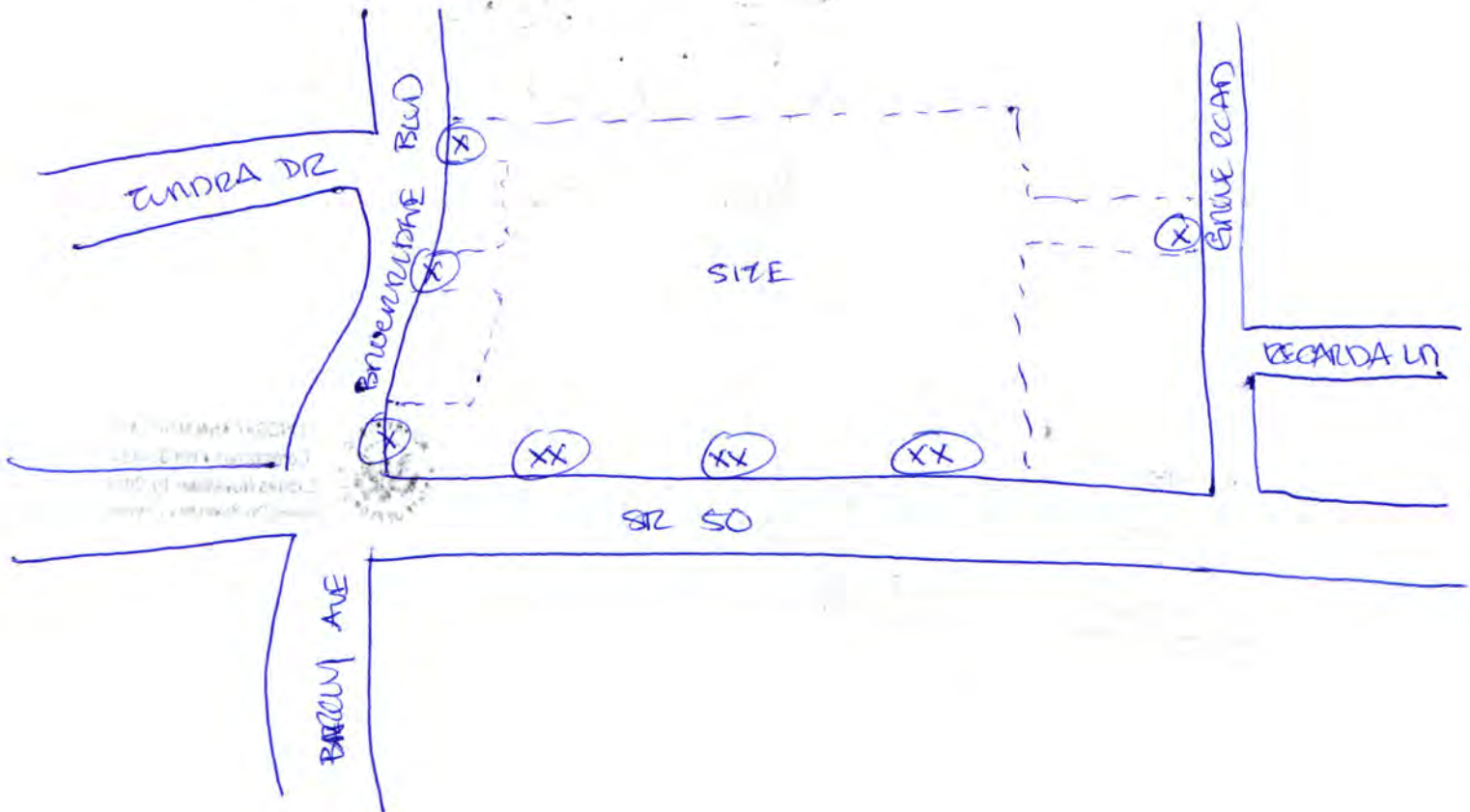
AFFIDAVIT REQUIRED:

This form is required to be submitted to the Planning Department after the sign(s) is posted.

XX - LARGE

X - SMALL

without moxa

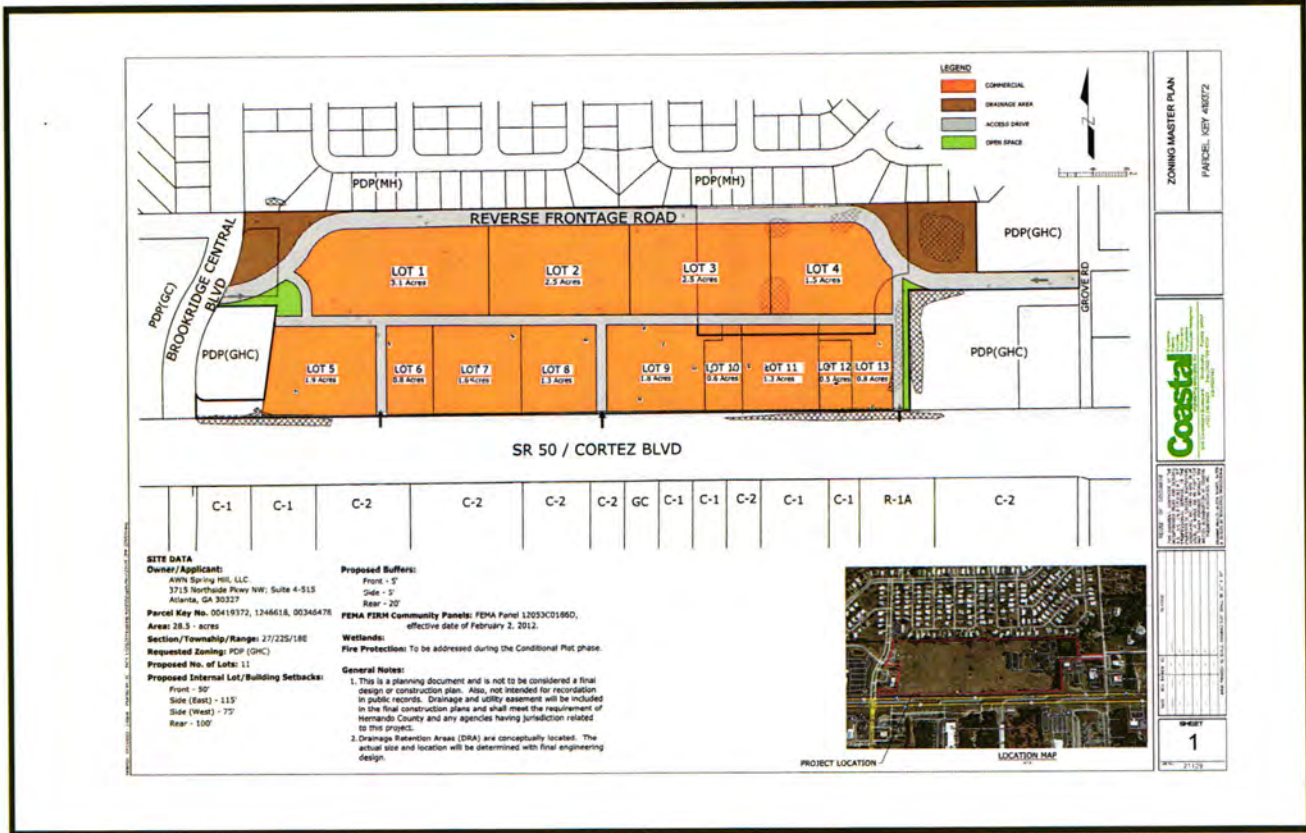


**NEIGHBORHOOD INQUIRY WORKSHOP
AXIOM REAL ESTATE SOLUTIONS**

**AUGUST 16, 2022
4:15-5:15 PM
WEST HERNANDO BRANCH LIBRARY 6335 BLACKBIRD AVE SPRING HILL, FL**

Please join the Developer and their Planner to discuss a project located on property that is identified as being within 1000' of property you own. This meeting involves the development of a Planned General Highway Commercial Project. The referenced 28.50-acre parcels are identified by the Hernando County Property Appraiser (HCPA) as Key No. 00419372, 1246618, 00346478 and are located north of Cortez Blvd. 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.

Proposed Rezoning/Conceptual Master Plan - Master Plan



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 -----

Axiom Real Estate Solutions Rezoning Comment Card

Name: _____ Address: _____
 Email: _____
 Phone: _____
 Comment: _____

Please use the reverse side if additional space is needed.

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

AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP
CITIZEN SIGN-IN SHEET
EXECUTIVE SUMMARY

This affidavit attests that the attached **original** citizen sign-in sheet is an official record of attendance at the workshop and the attached executive summary explains what information was provided to the public at the workshop. All exhibits displayed at the workshop are included.

File Number: H-22-05

Applicant Name: AXIOM REAL ESTATE SOLUTIONS

Public Inquiry Workshop Date: AUGUST 16TH, 2022

Jonathan Riley
Signature of Affiant

STATE OF FLORIDA
COUNTY OF *Hernando* County

The foregoing instrument was acknowledged before me this 8th day of September, 2022, by Jonathan Riley who is personally known to me or produced _____ as identification.

WITNESS my hand and official seal at Hernando County, Florida

Elena Sutton
Signature of Notary Public



Notary Seal/Stamp

Received
SEP 08 2022
Planning Department
Hernando County, Florida

WELCOME - PLEASE SIGN IN

Axiom Huntley Brookridge PIW

August 16, 2022

Name	Address	Email
Jean Gaudin		
Sarah Piley		
Tracey Mcumber		
Lisa Osterloh	Midfield St	
Manayehiara	7307 Brookridge Centia Blvd.	lecharansa@gmail.com
Robert Pruitt	9294 SA LIBBURY	
Jon Sheperd	7479 MOSIAH AVE	
Larry Dequise	4163 Seagraves	
Barb Farly	15869 BR BLVD	
C Davidson	14802 BR BLVD	

WELCOME - PLEASE SIGN IN

Axiom Huntley Brookridge PIW

August 16, 2022

Name	Address	Email
Jerry Foster		
Chris Robert		
Larry Robert		
Ertene Harvey		
Sharon LaMoreau		
Mark Wharf		
Mike Cote		
Ruth Potter	7124 Fitzpatrick.	
Gary LaPonte		
John LaBreck	Brookridge	

WELCOME - PLEASE SIGN IN

Axiom Huntley Brookridge PIW

August 16, 2022

Name	Address	Email
Jean Gaudin		
Sarah Piley		
Tracy Mcumber		
Lisa Osterloh	Midfield St	
Nancy Lehiara	7307 Brookridge Centra Blvd.	lechiara@ gmail.
Robert Pruitt	9294 Salisbury	
Jon Sheperd	7479 Mosiah Ave	
Larry Dequice	4163 Georgia	
Barb Hardy	15869 BR BLVD	
C Davidson	14802 BR Blvd	

WELCOME - PLEASE SIGN IN

Axiom Huntley Brookridge PIW

August 16, 2022

Name	Address	Email
Jerry Foster		
Chris Robert		
Larry Koppert		
Ertene Harvey		
Sharon LaMoreau		
Mark Whiffy		
Mike Cator		
Ruth Potter	7124 Fitzpatrick.	
Gary LaPonte		
John LaBreck	Brookridge	

WELCOME - PLEASE SIGN IN

Axiom Huntley Brookridge PIW

August 16, 2022

Name	Address	Email
Paul Metcalf		
Tony Tapinski Linda Tapinski		
Danielle Dames	Brookridge -	
Sandy & Larry Hoos	Brookridge	
Clay Kimmel	Brookridge	
Tom Mung	Brookridge	
Peter Prestigiacomo	Great Life Church	
Bobby & Sue King	2110 Country Club	
Steve & Sandy Robart	14905 Brookridge Blvd.	srobart@sbcglobal.net
Sharon Battaglia	14505 Brookridge Blvd.	twofishes23@gmail.com

WELCOME - PLEASE SIGN IN
Axiom Huntley Brookridge PIW
August 16, 2022

Name	Address	Email
Gail Metcalf		
Tanya Tapaschi		
Danielle DAMES	Brookridge -	
Sandy & Larry Hoos	Brookridge	
Clyde Murrel	Brookridge	
Gina Mung	Brookridge	
Peter Prestigiacomo	Great Life Church	
Bobby & Sue King	2116 country club	
Steve & Sandy Robart	14965 Brookridge Blvd.	srobart@sbcglobal.net
Sharon Battaglia	14505 Brookridge Blvd.	twofishes23@gmail.com

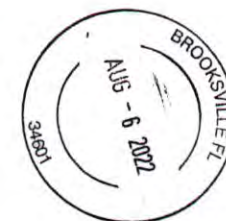
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R34 222 18 1546 0000 0L30 BORMANN DENNIS BORMANN JAMES A BORMANN ROSELYN
R27 222 18 1468 0001 0030 BOWWYTZ BETTY
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R27 222 18 1476 0020 0070 BRODEUR ROBERTA LIFE ESTATE, BRODEUR
R34 222 18 1546 0000 0P10 BROOK VIEW VILLAS INC
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R27 222 18 1468 0012 0120 CALTABIANO FRANK P, CALTABIANO SUZETTE D

5327 COMMERCIAL WAY UNIT C113
PO BOX 711
14513 DEHAVEN AVE
3376 MARINER BLVD
14409 MIRANNA ST
14627 BROOKRIDGE BLVD
14022 NEWCASTLE AVE
14553 BROOKRIDGE BLVD
7363 BROOKRIDGE CENTRAL BLVD
14396 MIDFIELD ST
14423 MIDFIELD ST
7206 FITZPATRICK AVE
527 E SCOTT ST
14394 MIRANNA ST
8289 NIGHTINGALE RD
7158 US HIGHWAY 6
14283 MIDFIELD ST
14488 DEHAVEN AVE
14505 BROOKRIDGE BLVD
14426 DEHAVEN AVE
4308 W CAYUGA ST
11030 MANSIGN RD
14442 MIDFIELD ST
14430 MIDFIELD ST
14441 MIDFIELD ST
14751 BROOKRIDGE BLVD
7124 BARCLAY AVE APT B
7317 BROOKRIDGE CENTRAL BLVD
PO BOX 1929
14715 BROOKRIDGE BLVD
8370 GROVE RD
7357 MINA AVE
14406 MIRANNA ST
14283 MISTY ST
9887 4TH ST N STE 301
13086 SIGMUND ST
7345 OAKADO ST
PO BOX 650858
14414 DEHAVEN AVE
14450 DEHAVEN AVE
14434 MIRANNA ST
7356 THORPP AVE
14521 DEHAVEN AVE
14543 CORTEZ BLVD
14839 BROOKRIDGE BLVD
7554 DINSMORE ST
14721 BROOKRIDGE BLVD

SPRING HILL FL 34606-1420
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BROOKSVILLE FL 34613
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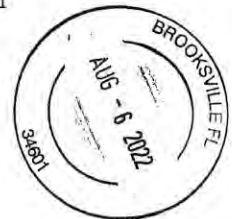
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R27 222 18 1468 0003 0500 COLEMAN EARL E
R27 222 18 1468 0010 0070 COLLINS VICTOR A, COLLINS JACQUELINE L
R27 222 18 1468 0003 0400 COLOMBANI CESAR TTEE, GOMEZ ROSA A TTEE
R27 222 18 1468 0003 0100 COOK BEVERLY A, FAUCHER JACQUES N
R34 422 18 0000 0070 0000 CORTEZ BLVD PROPERTY 1 LLC
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R27 222 18 1468 0006 0090 COWLEY JERRY J, COWLEY DOROTHY J
R27 222 18 1468 0003 0260 CRAFT GERALD D, CRAFT GERRIANN
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R34 422 18 0000 0150 0000 CRYSTAL MOTOR CAR BROOKSVILLE
R27 222 18 1476 0010 0070 CUNNINGHAM JOSEPH M, CUNNINGHAM
R27 222 18 1468 0003 0240 CUSHMAN JORDAN M IV
R27 222 18 1468 0003 0150 DAMES FRANCIS M, DAMES DANIELE
R27 222 18 1468 0006 0030 DARBY MATILDA A
R27 222 18 1468 0007 0010 DARNELL KENNETH H, DARNELL BARBARA A
R27 222 18 1468 0010 0050 DAVIDSON LINDA C
R34 222 18 1546 0000 0J30 DAVIS JAMES B III
R34 222 18 1546 0000 0L40 DAVIS JAMES E DAVIS NANCY A
R27 222 18 1468 0004 0100 DAVIS LINDSEY, DAVIS LORE
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R27 222 18 1476 0010 0080 DESMOND ANNETTE
R27 222 18 1476 0110 0170 DUROCHER BARBARA, TOMOSHIGE SUSAN
R27 222 18 1468 0012 0230 DUVALL JAMES A, DUVALL SHERRY L
R27 222 18 1468 0007 0030 DYER BETTY A
R27 222 18 1468 0003 0550 EASLER SARAH J LIFE ESTATE
R26 422 18 0000 0340 0030 ECKER LYLE E
R27 422 18 0000 0110 0000 EMANDI VENKATA RAO TTEE KULKARNI GAJANAN A TTEE KUMAR KAPISTHALAM S TTEE RAO RAJU V TTEE
R26 422 18 0000 0260 0010 EXTRA SPACE PROPERTIES TWO LLC
R27 222 18 1468 0003 0690 FAVARO PAUL A LIFE ESTATE, FAVARO KAREN
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R27 222 18 1476 0110 0100 FINSTER ASTRID D
R27 222 18 1468 0009 0270 FIOCCA BERNADINO P, FIOCCA MARIE A
R27 222 18 1468 0003 0280 FRANK KEVIN J, FRANK MICHELLE M
R27 222 18 1476 0010 0170 FRASER ROSEMARY ANN TTEE

14709 BROOKRIDGE BLVD
14491 DEHAVEN AVE
14275 MISTY ST
14416 MIRANNA ST
14685 BROOKRIDGE BLVD
14328 MIDFIELD ST
14518 DEHAVEN AVE
50051 RED RUN RD
7128 BARCLAY AVE APT D
14568 BROOKRIDGE BLVD
13740 OFFICE PARK CT STE C
7118 FITZPATRICK AVE
14438 DEHAVEN AVE
14816 BROOKRIDGE BLVD
5202 LYDIA CT
14258 MIDFIELD ST
10411 GANDY BLVD N
14495 DEHAVEN AVE
14395 MIDFIELD ST
22730 BARTON ST
1079 PLAINS RD
1035 S SUNCOAST BLVD
14274 MISTY ST
4722 SAWYER RD
14308 MIDFIELD ST
7344 THORPP AVE
14359 DEHAVEN AVE
14802 BROOKRIDGE BLVD
7116 BARCLAY AVE APT B
13242 PENDLETON ST
3 RIPLEY RD
14443 MIRANNA ST
14268 MISTY ST
1934 PLANAVON ST
14789 BROOKRIDGE BLVD
1527 BRIDLE LN
14478 DEHAVEN AVE
7330 GROVE RD
14529 CORTEZ BLVD
PO BOX 71870
7172 FITZPATRICK AVE
14486 CORTEZ BLVD
14415 MIRANNA ST
14581 BROOKRIDGE BLVD
606 JASMINE COVE CIR
20147 PORTERFIELD RD
14518 BROOKRIDGE BLVD

BROOKSVILLE FL 34613-5921
BROOKSVILLE FL 34613-5932
BROOKSVILLE FL 34613-5702
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BROOKSVILLE FL 34613-5707
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14435 MIDFIELD ST
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7128 BARCLAY AVE
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8472 DICKENS AVE
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7340 DEVINE AVE
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14409 MIDFIELD ST
16755 A DUFF CORNERS RD
47 SHIRKOAK PARK
3875 KNAPP AVE
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14679 BROOKRIDGE BLVD
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10 FAIRVIEW AVE
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7228 FITZPATRICK AVE
20139 BOWMAN RD
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PO BOX 8124
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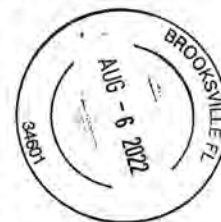
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7350 GROVE RD
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13641 SHANNON ST
2092 CULBREATH RD LOT 14B
7342 BROOKRIDGE CENTRAL BLVD
7112 BARCLAY AVE APT D
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13432 TWINBERRY DR
7332 MINA AVE
5331 LEGEND HILLS LN
14262 MISTY ST
14739 BROOKRIDGE BLVD
527 E WASHINGTON ST
PO BOX 10063
907 LAKEWOOD AVE
16296 MALDEN RD
7325 THORPP AVE
7350 MINA AVE
7339 THORPP AVE
14504 BROOKRIDGE BLVD
11373 CORTEZ BLVD STE 306
14509 DEHAVEN AVE
7207 FITZPATRICK AVE
14858 BROOKRIDGE BLVD
3224 DOLPHIN LAKE DR
7316 OAKADO ST
3204 MONTAGUE AVE
PO BOX 985
14322 MIDFIELD ST
14763 BROOKRIDGE BLVD
7346 DEVINE AVE
14250 MISTY ST
14256 MISTY ST
119 CASS AVE
14154 ANDREW SCOTT RD
1 SPRUCE CIR
5033 STATE ROUTE 19
7724 YORK LOOP
14499 BROOKRIDGE BLVD
14783 BROOKRIDGE BLVD
7336 BROOKRIDGE CENTRAL BLVD
14267 MISTY ST
213 KOSAN CIR
7352 DEVINE AVE
9020 HORIZON DR
9020 HORIZON DR
14691 BROOKRIDGE BLVD
28674 MIDDLE CROSSING RD
14502 DEHAVEN AVE
7184 FITZPATRICK AVE
2166 JASMINE RD NW
10103 MOORES MILL CT
7356 MINA AVE
14388 MIRANNA ST

SPRING HILL FL 34609-6707
BROOKSVILLE FL 34613-5901
BROOKSVILLE FL 34609-0373
BROOKSVILLE FL 34613-5701
BROOKSVILLE FL 34613-5921
BRANDON WI 53919-8558
BROOKSVILLE FL 34603-0063
TAMPA FL 33613-1517
WEEKI WACHEE FL 34614-0428
BROOKSVILLE FL 34613-5904
BROOKSVILLE FL 34613
BROOKSVILLE FL 34613-5904
BROOKSVILLE FL 34613-5755
BROOKSVILLE FL 34613-5411
BROOKSVILLE FL 34613-5935
BROOKSVILLE FL 34613
BROOKSVILLE FL 34613-5922
ZEPHYRHILLS FL 33541
BROOKSVILLE FL 34613-6021
SPRING HILL FL 34608-4155
HOPKINSVILLE KY 42241-0985
BROOKSVILLE FL 34613-5938
BROOKSVILLE FL 34613-5921
BROOKSVILLE FL 34613-5905
BROOKSVILLE FL 34613-5701
BROOKSVILLE FL 34613-5701
DOWAGIAC MI 49047-2148
SPRING HILL FL 34609-0804
TUPPER LAKE NY 12986-1055
GALION OH 44833-9763
MEBANE NC 27302-8719
BROOKSVILLE FL 34613-5758
BROOKSVILLE FL 34613-5921
BROOKSVILLE FL 34613-5908
BROOKSVILLE FL 34613-5702
STREAMWOOD IL 60107-1119
SPRING HILL FL 34613-5905
SPRING HILL FL 34608-5353
SPRING HILL FL 34608-5353
BROOKSVILLE FL 34613-5914
DOWAGIAC MI 49047-8208
BROOKSVILLE FL 34613
BROOKSVILLE FL 34613-5980
CARROLLTON OH 44615-9051
TAMPA FL 33615-1622
BROOKSVILLE FL 34613-5901
BROOKSVILLE FL 34613-5976



U.S. POSTAGE PAID
BROOKSVILLE, FL
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AMOUNT
\$23.50
R2020M147881-21



R27 222 18 1468 0003 0070 TOLLEFSON CATHI
R27 222 18 1468 0012 0290 TRAVIS SIEW H
R27 222 18 1468 0009 0130 TURCOTTE MARIE-DANIELE S, JOHNSON
R27 222 18 1468 0010 0200 TYRELL NICOLE L, TYRELL ERIE
R34 222 18 1546 0000 0H30 USTACHE JACQUELINE
R27 222 18 1468 0004 0110 VALENTIN WILFREDO, VALENTIN DALILA
R27 222 18 1468 0001 0020 VALENTINE HERBERT W
R27 222 18 1468 0012 0160 VANBENSCHOTEN DIANA L LIFE ESTATE
R27 222 18 1468 0012 0260 VANDERBIE LARRY E, VANDERBIE GAY E
R27 222 18 1468 0010 0080 VITI LEVE LLC TTEE, 14822 BROOKRIDGE
R27 222 18 1468 0012 0200 VOGEL ANNE L
R34 422 18 0000 0260 0000 WALKER MICHAEL R SPENCER MOLLIE A
R27 222 18 1468 0010 0090 WEAVER LETITIA G TRUST
R27 222 18 1468 0006 0120 WEIDMAN KENNETH J, WEIDMAN EDNA M
R26 422 18 0000 0180 0010 WELLWALK ENTERPRISE LLC
R27 222 18 1468 0004 0010 WESTBAY GEORGE W LIFE ESTATE
R26 422 18 0000 0340 0000 WESTBRIDGE FLORIDA PROPERTIES LLC
R27 222 18 1468 0003 0540 WESTERFIELD FREDDIE
R34 222 18 1546 0000 0030 WETTER PHILIP
R27 222 18 1468 0008 0040 WHEELER KYMBERLEIGH R
R27 222 18 1468 0003 0660 WHIPPLE PATRICIA J
R27 222 18 1468 0012 0090 WHITLEY MARK R, WHITLEY SUZANNE C
R27 222 18 1468 0006 0040 WILGUS RHEMY L SUCC TTEE
R27 222 18 1468 0003 0350 WILLIAMS GARY, WILLIAMS VIRGINIA
R27 222 18 1468 0003 0470 WILSON LINDA L
R34 222 18 1546 0000 0H20 WOGAN JOSHUA
R27 222 18 1476 0110 0130 WOODS BRIAN RALPH, WOODS WENDY LYNN
R27 222 18 1468 0009 0160 WOOLINGTON R THOMAS
R27 222 18 1468 0004 0080 WORDEN FRANK M, WORDEN SHEILA S
R27 222 18 1468 0003 0250 WORTMAN LAWRENCE, WORTMAN CAROL
R27 222 18 1468 0010 0210 WURTZ DEBRA ANN
R27 222 18 1468 0003 0410 YAEGER RONALD C, YAEGER MARY J
R27 222 18 1468 0002 0040 ZINK ANDREW TTEE, ZINK BETTY TTEE
R27 222 18 1476 0110 0150 ZINK LINDA K LIFE ESTATE
R27 222 18 1468 0006 0020 ZOMBIE PROPERTY INVESTMENTS LLC

7362 BROOKRIDGE CENTRAL BLVD
14843 BROOKRIDGE BLVD
703 FERN RD
14465 MIRANNA ST
2051 BRIGADIER DR
7325 MINA AVE
7323 BROOKRIDGE CENTRAL BLVD
14745 BROOKRIDGE BLVD
14825 BROOKRIDGE BLVD
204 37TH AVE N
14769 BROOKRIDGE BLVD
14143 BOCK LN
11321 EDISON AVE
14417 MIDFIELD ST
14555 CORTEZ BLVD
14247 MIDFIELD ST
660 CHESTNUT ST
4606 PONTALUNA RD
18803 AVENUE BIARRITZ
907 CLUBHOUSE DR
9 NORTHGATE DR
14703 BROOKRIDGE BLVD
7338 THORPP AVE
14436 MIDFIELD ST
14420 DEHAVEN AVE
11347 NEWINGTON AVE
17 MONTCLAIR MEWS
7197 FITZPATRICK AVE
10777 ALPINE RD
2631 RIVER RD
14459 MIRANNA ST
6797 MEMORY LN
14182 DELSILVER DR
14547 BROOKRIDGE BLVD
19652 TIMBERBLUFF DR

BROOKSVILLE FL 34613-5908
BROOKSVILLE FL 34613-5920
SYRACUSE NY 13219-2219
BROOKSVILLE FL 34613
SPRING HILL FL 34608-5776
BROOKSVILLE FL 34613-5902
BROOKSVILLE FL 34613
BROOKSVILLE FL 34613-5921
BROOKSVILLE FL 34613-5920
ST PETERSBURG FL 33704-1416
BROOKSVILLE FL 34613-5921
BROOKSVILLE FL 34609-8830
NEW PORT RICHEY FL 34654-1204
BROOKSVILLE FL 34613-5942
BROOKSVILLE FL 34613-6003
BROOKSVILLE FL 34613-5937
MANCHESTER NH 03104-3550
FRUITPORT MI 49415-8720
LUTZ FL 33558-5309
FORKED RIVER NJ 08731-5526
ALBANY NY 12203-5101
BROOKSVILLE FL 34613-5921
BROOKSVILLE FL 34613-5903
BROOKSVILLE FL 34613-5941
BROOKSVILLE FL 34613-5931
SPRING HILL FL 34609-9615
COLLINGWOOD ON L9Y 0J7
BROOKSVILLE FL 34613-5982
RILEY MI 48041-4503
SALISBURY NB E4J 2R1
BROOKSVILLE FL 34613-5979
CINCINNATI OH 45239-5670
BROOKSVILLE FL 34613-4965
BROOKSVILLE FL 34613-5708
LAND O LAKES FL 34638-2590



U.S. POSTAGE PAID
BROOKSVILLE, FL
34601
\$7.50
Reason 147981-21



Axiom Real Estate Solutions Rezoning Comment Card

Name: ACT BARNES Address: 7158 US HWY 6, LINESVILLE, PA 16424
Email: ALEEKLEE2@GMAIL.COM WINTER ADDRESS:
Phone: 814-282-8830 7333 DEVINE AVE, BROOKSVILLE, FL 34613
(BROOKRIDGE)

Comment: 3 CONCERNS... 2 RELATED TO NOISE, 1 RELATED TO TRAFFIC FLOW.
NOISE: CONCERNED ABOUT TOO NARROW A BUFFER IN REAR NEXT TO BROOKRIDGE
QUESTIONING IF ANY TYPE OF NOISE BARRIER WOULD BE INSTALLED
ALSO CONCERNED ON TYPES OF BUSINESS THAT MIGHT GO IN I.E. OUTDOOR
ACTIVITY PRODUCING NOISE/MUSIC, ETC.
TRAFFIC FLOW: TRAFFIC FLOW ALREADY STRESSED AT GATE AREA ENTRANCE TO

Please use the reverse side if additional space is needed.

BROOKRIDGE. POTENTIALLY
DANGEROUS TOO, ADDING
NEW FLOW DIRECTLY AT THAT
POINT.

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

Don Lacey, A.I.C.P.
Director of Planning for Coastal
dlacey@coastal-engineering.com
(352) 848-3661

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Axiom Real Estate Solutions Rezoning Comment Card

Name: Linda Wilson Address: 14420 Dehaven Ave
Email: n/a Brooksville, FL 34613
Phone: 920-216-6101

Comment: Certainly NOT HAPPY with this Proposed Rezoning
as I have enjoyed my peace for over 10 yrs.
I am asking for my privacy to be considered
by the reverse frontage Road, running along the rear
of my property. I suggest a privacy fence or wall
of some sort as a barrier for sound + visibility.

Please use the reverse side if additional space is needed.

Thanks!

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

Axiom Real Estate Solutions Rezoning Comment Card

Name: Claudette Sikes Address: 14432 De Haven Ave.
Email: ClaudetteSikes@yahoo.com Brooksville, FL 34613
Phone: 352-835-7391

Comment: I am 85 yrs old, and the trees at the fence line have buttered
the sounds from the 50s.
I would inquire if Axiom RE will be considering a
privacy fence and/or wall to protect our rights to privacy,
that we have enjoyed thus far.
in Appreciation

Please use the reverse side if additional space is needed.

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

Axiom Real Estate Solutions Rezoning Comment Card

Name: Deborah Batten Address: 14426 Dehaven Ave.
Email: DeborahKbatten@gmail.com Brooksville, FL 34613
Phone: 352-727-1834

Comment: My concern is the Reverse Frontage Road
Runs at the back of my Property, hence loosing
privacy and adding the noise of traffic.
I am asking for a Privacy Fence or Wall
to be placed that abuts Brookridge homes exposed.
Thank you.

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Mail comment to:
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966 Candlelight Boulevard
Brooksville, FL 34601

If you have any questions or would like to make a verbal comment concerning the rezoning email or call us!

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Director of Planning for Coastal
dlacey@coastal-engineering.com
(352) 848-3661

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Axiom Real Estate Solutions Rezoning Comment Card

Name: Janet McClanahan Address: _____
Email: mc.janet96@gmail.com _____
Phone: 352-556-1981 _____
2233 Fitzpatrick Ave
Brooksville, FL 34613

Comment: _____
As all residents & vendors entering/exiting BROOKRIDGE
This will cause a major backup of our community.
Please stop this access to Brookridge Central Blvd.

PLEASE

Please use the reverse side if additional space is needed.

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

COMMENTS

NAME: Jenny Foster BCPD Board

COMMENT: Question about Fence
" Traffic

COMMENTS

NAME: JOHN LABRECQUE

COMMENT: FOR COUNTY (TRAFFIC DIST) FOT
when Reverse Frontage Rd go into
BROOK RIDGE Central Blvd → ~~the~~ ~~about~~ I suggest
that there be a Right Turn ^{only} signs

COMMENTS

NAME: Ruth Potter

COMMENT: What will be done to clean up the
retention pond to E. of Hog. Hm.
It is eroding toward my base.

COMMENTS

NAME: ROBERT M POINTER

COMMENT: _____

We would be GRATEFUL
for access Road for
GOLF CART - To the center.

Robert Pointer

Axiom Real Estate Solutions Rezoning Comment Card

Name: PEGGY & JERRY BUENNING

Address: 14414 DEHAVEN AVE.

Email: SONSERVING2000@YAHOO.COM

BROOKSVILLE, FL 34613

Phone: 352 277 0622

Comment: HELLO, ABOUT THE PROPOSED REZONING & MASTER PLAN.

WE AS HOME OWNERS ON THE FENCE LINE WOULD
LIKE TO COMMENT. WE KNOW THAT IT WILL BE DEVELOPED
SO WE WOULD LIKE TO SEE A PRIVACY FENCE &
SOUND BARRIER OF SOME SORT ON THIS BORDER.

THANKS JERRY & PEGGY BUENNING

Please use the reverse side if additional space is needed.

Mail comment to:

Coastal Engineering Associates, Inc.

966 Candlelight Boulevard

Brooksville, FL 34601

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>AXIOM REAL ESTATE SOLUTIONS</u>	
File Number: <u>H-22-05</u>	
Before me, the undersigned authority, personally appeared <u>JONATHAN RILEY</u> (Print or Type Name) who, being duly sworn deposed 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>BROOKRIDGE HOA CLUBHOUSE</u> Contact Person: <u>N/A</u> I met with the affected HOA on this the <u>31ST</u> day of <u>AUGUST</u> , 20 <u>22</u> <u>Jonathan Riley</u> (Signature)	
State of Florida County of Hernando Official Date Stamp	On this the <u>8th</u> day of <u>September</u> , 20 <u>22</u> before me, the undersigned Notary Public of the State of Florida, personally appeared <u>Jonathan Riley</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. <p style="text-align: right;">NOTARY SEAL</p> WITNESS my hand and official seal. <u>Elena Sutton</u> NOTARY PUBLIC, STATE OF FLORIDA <u>Elena Sutton</u> (Name of Notary Public: Print, or Type as Commissioned) <input checked="" type="checkbox"/> Personally known to me, or <input type="checkbox"/> Produced Identification: _____ (Type of Identification Produced) <input type="checkbox"/> DID take an oath, or <input checked="" type="checkbox"/> DID NOT take an oath.



COMMENTS

NAME:

TRUDY JOHNSON

COMMENT:

THINK entrance off Brookridge CENTRAL
into Plaza should be one way to allow
for EASIER flow

COMMENTS

NAME: Gail Metcalf, Secretary of Brookridge Community

COMMENT: _____

① Our community's population grows from 3500 to almost
6000 between January and March
Please do the traffic study in those months.

② We need more green time for traffic coming out
Brookridge on Brookridge Central crossing to Barkley
+ Crosses Cortez Blvd.

COMMENTS

NAME: Rich & Val Stratton

COMMENT: _____

- 1) Perform traffic study during peak month (Jan-Mar)
 - 2) Sundra / Brkrdg Central intersection - traffic circle possible?
 - 3) 8' barrier between homes & road requested - sound absorbing
 - 4) We want green (light) time increased
 - 5) Could we have golf cart access into this new area.
 - 6) Could they relocate liquor store into new construction.
- _____
- _____

COMMENTS

NAME: Margie Cote

COMMENT: _____

Traffic is going to be terrible

Do Study of Traffic in the Winter,

No cross over from Tundra'

Traffic light at Grove Road.

Axiom Development
ON Hwy 50

COMMENTS

NAME: Chris & Larry ROBERT

COMMENT:

1. BROOKRIDGE Easy Direct Access to Property
2. Traffic Backup @ gate. HAVE Stacking / Cue TO ENTER BROOKRIDGE @ GATE.
3. NO Semi Backups / Parking Overnight on Property
4. KEEP Construction Equip. / TRAFFIC ON EAST END OF Property

COMMENTS

NAME:

Joy Andersen

COMMENT:

Re: environmental/wildlife
Please make sure that gopher tortoises are
removed properly, safely + humanely.

COMMENTS

NAME: W^M Rogon STOUT

COMMENT: Developers should be ENCOURAGED TO
Buy LIQUOR STORE AND ADJOINING BUILDINGS. THIS
is THE ONLY WAY TO NOT IMPACT BROOKLYN'S
TRAFFIC AND PROPERTY VALUE. DRAINAGE IS ALSO
A MAJOR CONCERN. NO FAST FOOD SHOPS.

Sharon Stumbo II

COMMENTS

NAME: Rose Malone / Brookridge

COMMENT: _____

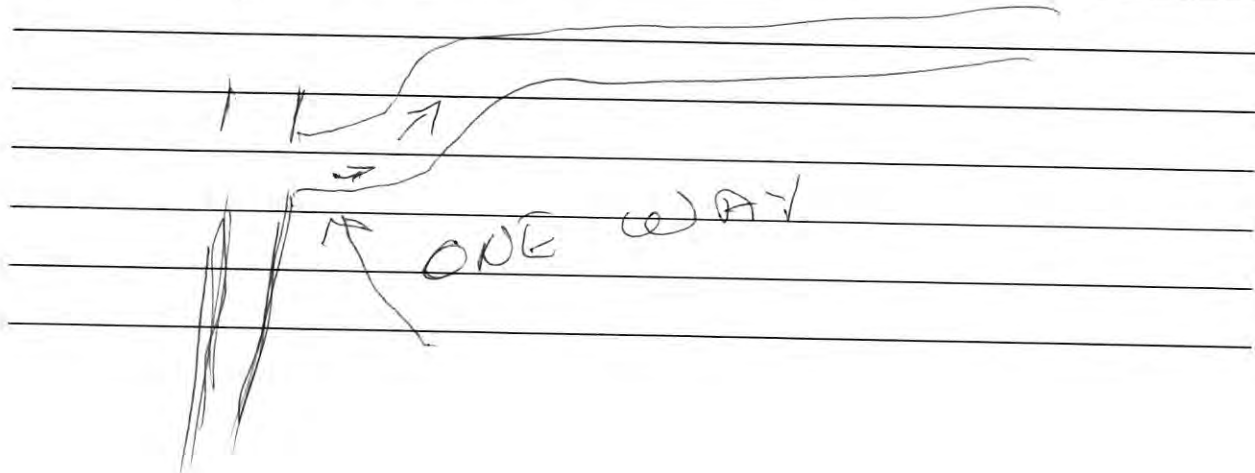
No CROSS over from Tundra
(too much Traffic)

Do Car count during Jan, Feb, March
when traffic is higher 2023

COMMENTS

NAME: PAT MINARD

COMMENT: ENTRY ROAD INTO DEVELOPMENT
OFF BROOKRIDGE CENTRAL SHOULD BE
ONE-WAY IN (EAST).



COMMENTS

NAME:

LUCY DEGWIRE

COMMENT:

HAVE DELIVERY TRUCKS
ONLY USE THE FRONT
ENTRANCE. ? POSSIBLE?

COMMENTS

NAME: John Bunker

COMMENT: A side or back gate should be provided by the Developer AS traffic into Brookridge will be over the run. As it is now that single gate deals with 5 to 6 Thousand Cars and Trucks a day.

COMMENTS

NAME: Phil Beckle

COMMENT: any thought about an resident gate
at the end of Scepter ave? It would exit on
~~the~~ Sunshine grove rd.

COMMENTS

NAME: Victoria Shortz

COMMENT:

No need for golf carts to go out of Brookridge ONLY cause accidents

Why do you need road going into our road.
you have a enough?

COMMENTS

NAME:

Victoria Weaver

COMMENT:

Please look into a light
@ Grove Road & have it coincide
with the Suncoast light to
cut down on traffic into Brookridge.

COMMENTS

NAME: Jenny Foster BCPO Board

COMMENT: Question about Fence
✓ " Traffic

COMMENTS

NAME: JOHN LABRECQUE

COMMENT: FOR COUNTY (TRAFFIC DEPT) FOT

when Reverse Frontage Rd goes into
Brookridge Central Blvd → ~~then about~~ I suggest
that there be a Right Turn ^{only} sign

COMMENTS

NAME: Ruth Potter

COMMENT: What will be done to clean up the retention pond to E. of Mag. Hm. It is eroding toward my house.

COMMENTS

NAME: ROBERT M POINTER

COMMENT: _____

we would be GRATEFUL
for access Road for
GOLF CART - To the center

Robert M Pointer

Axiom Real Estate Solutions Rezoning Comment Card

Name: Claudette Sikes Address: 14432 Dehaven Ave.
Email: ClaudetteSikes@yahoo.com Brooksville, FL 34613
Phone: 352-835-7391

Comment: I am 85 yrs old, and the trees at the fence line have buttered
the sounds from Hwy 50.
I would inquire if Axiom RE will be considering a
privacy fence and/or wall to protect our rights to privacy,
that we have enjoyed thus far.
in Appreciation

Please use the reverse side if additional space is needed.

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

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Name: Deborah Batten Address: 14426 Dehaven Ave.
Email: DeborahKBatten@gmail.com Brooksville, FL 34613
Phone: 352-777-1834

Comment: My concern is the Reverse Frontage Road
Runs at the back of my Property, hence loosing
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I am asking for a Privacy Fence or Wall
to be placed that Abuts Brookridge homes exposed.
Thank You.

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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

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Axiom Real Estate Solutions Rezoning Comment Card

Name: Janet McClanahan Address: 2233 Fitzpatrick Ave
Email: mcjane194@gmail.com Brooksville, Fl. 34613
Phone: 352-556-19813

Comment: As all residents & vendors entering & exiting BROOKRIDGE
This will cause a major backup of our community -
Please stop this access to BROOKRIDGE Central Blvd.

PLEASE

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

Axiom Real Estate Solutions Rezoning Comment Card

Name: ACT BARNES

Email: ALEEKLEE2@GMAIL.COM

Phone: 814-282-8830

Address: 7158 US HWY 6, LINESVILLE, PA 16424

WINTER ADDRESS:
7333 DEVINE AVE, BROOKSVILLE, FL 34613
(BROOKRIDGE)

Comment: 3 CONCERNS... 2 RELATED TO NOISE, 1 RELATED TO TRAFFIC FLOW.
NOISE: CONCERNED ABOUT TOO NARROW A BUFFER IN REAR NEXT TO BROOKRIDGE
QUESTIONING IF ANY TYPE OF NOISE BARRIER WOULD BE INSTALLED
ALSO CONCERNED ON TYPES OF BUSINESS THAT MIGHT GO IN I.E. OUTDOOR
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TRAFFIC FLOW: TRAFFIC FLOW ALREADY STRESSED AT GATE AREA ENTRANCE TO

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BROOKRIDGE. POTENTIALLY
DANGEROUS TOO, ADDING
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Axiom Real Estate Solutions Rezoning Comment Card

Name: Linda Wilson

Address:

Email: n/a

Phone: 920-216-6101

14420 Dehaven Ave

Brooksville, FL 34613

Comment:

Certainly NOT HAPPY with this Proposed Rezoning
as I have enjoyed my peace for over 10 yrs.

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by the reverse frontage Road, running along the rear
of my property. I suggest a privacy fence OR wall
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Thanks!

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

Axiom Real Estate Solutions Rezoning Comment Card

Name: PEGGY & JERRY BUENNING

Address: 14414 DEHAVEN AVE.
BROOKSVILLE, FL 34613

Email: SONSERVING2000@YAHOO.COM

Phone: 352 277 0622

Comment:

HELLO, ABOUT THE PROPOSED REZONING & MASTER PLAN.
WE AS HOME OWNERS ON THE FENCE LINE WOULD
LIKE TO COMMENT. WE KNOW THAT IT WILL BE DEVELOPED
SO WE WOULD LIKE TO SEE A PRIVACY FENCE &
SOUND BARRIER OF SOME SORT ON THIS BORDER.
THANKS JERRY & PEGGY BUENNING

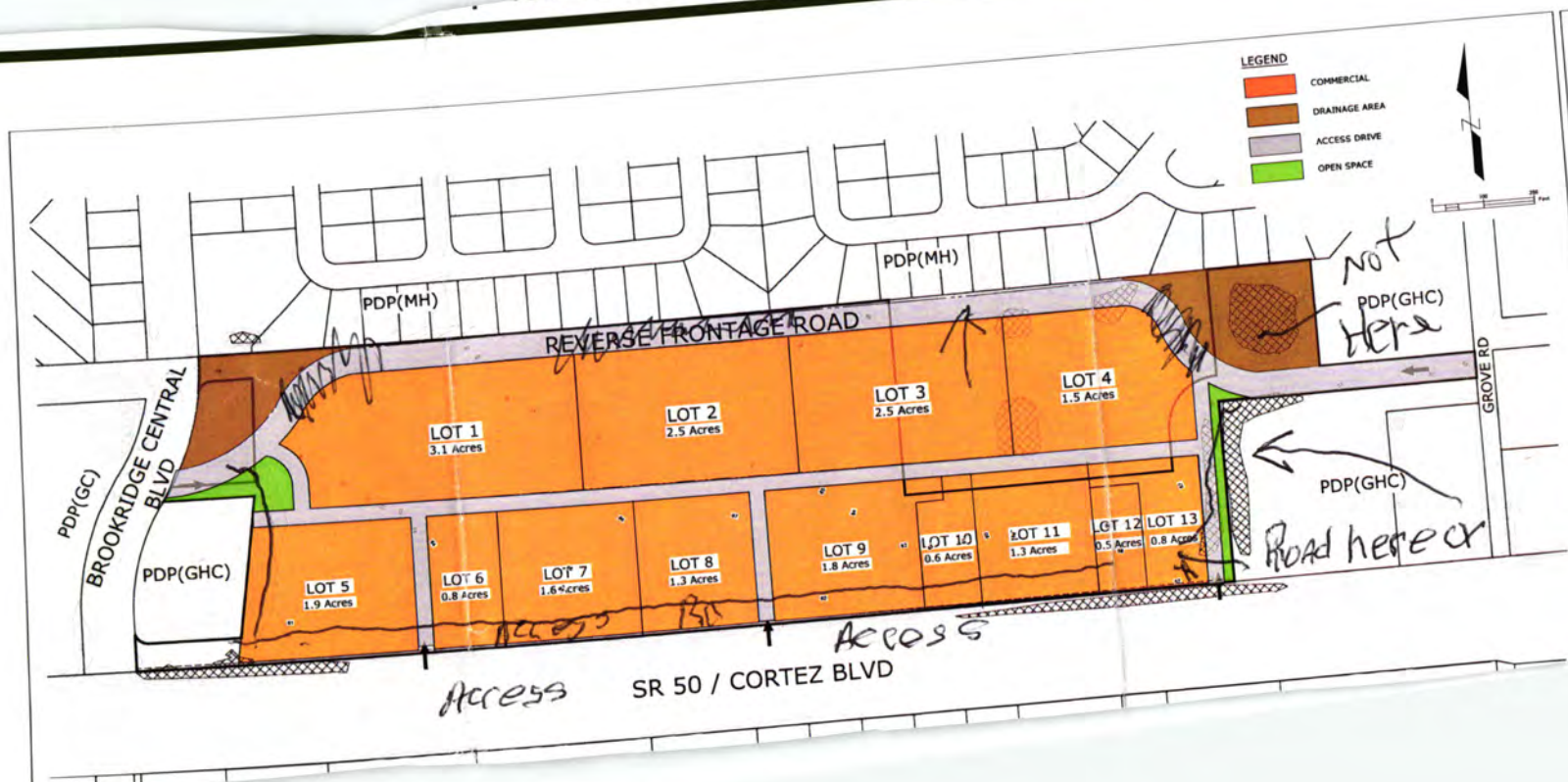
Please use the reverse side if additional space is needed.

Mail comment to:

Coastal Engineering Associates, Inc.

966 Candlelight Boulevard

Brooksville, FL 34601



ZONING MASTER PLAN
 PARCEL KEY 418372

Coastal
 CONSULTING ENGINEERS
 10000 S. RAY BLVD. SUITE 100
 TAMPA, FL 33613
 TEL: 813.833.1111
 FAX: 813.833.1112

Don Lacey, A.I.C.P.
Director of Planning for Coastal
dlacey@coastal-engineering.com
(352) 848-3661

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Axiom Real Estate Solutions Rezoning Comment Card

Name: George Churchill Address: _____

Email: gpc@wgtc@gmail.com _____

Phone: 731 750 6792 _____

Comment: The reverse frontage should be A out near Hwy 50 where you have two entrances. Your drawing shows it is near too many houses and noise will be a factor. Move your back lots further back and increase the size of your middle Rd.
I object to your proposed plan.

George Churchill

Please use the reverse side if additional space is needed.

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

8/15/22

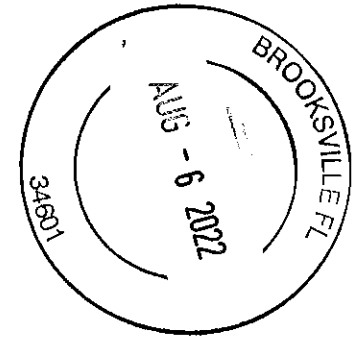
R34 422 18 0000 0020 0042 7137 BARCLAY AVE LLC
R34 422 18 0000 0060 0010 7-ELEVEN INC
R27 222 18 1468 0009 0190 ABBE SHARON A TTEE
R34 222 18 1546 0000 0040 ACE R E LLC
R27 222 18 1468 0010 0300 ACEVEDO RIVERA EDELMIRO
R27 222 18 1468 0011 0040 ACKER LEWIS D, ACKER KELLY ANN
R34 222 18 1546 0000 0B10 ADVANTA IRA SERVICES LLC
R27 222 18 1476 0110 0140 AFTOSMES CHARLES J, AFTOSMES HELEN L
R27 222 18 1468 0002 0010 ALONSO LINDA A
R27 222 18 1468 0003 0290 ANDRYSIK JAMES E, ANDRYSIK MARYANN
R27 222 18 1468 0006 0130 APARO THOMAS F JR
R27 222 18 1468 0003 0730 ARMENDINGER DONNA J
R27 222 18 1476 0010 0180 ATKINSON GEORGE D, ATKINSON KIM D
R27 222 18 1468 0009 0040 BAINES EDWARD S, BAINES SHARON E
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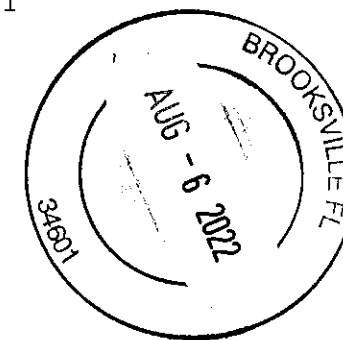
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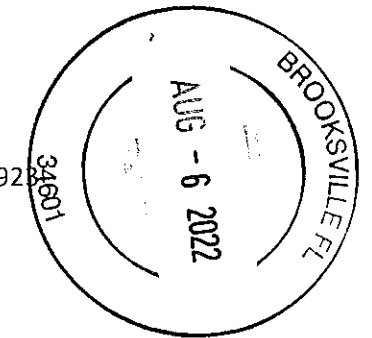
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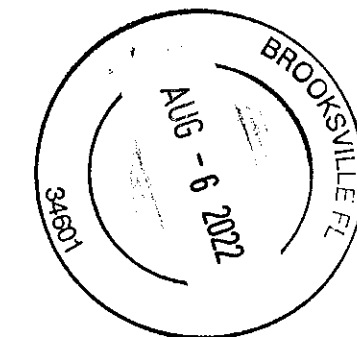
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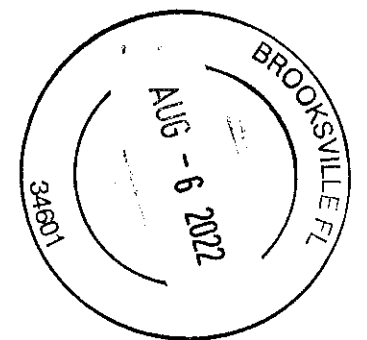
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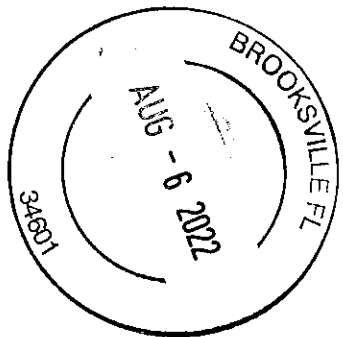
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527 E WASHINGTON ST
PO BOX 10063
907 LAKEWOOD AVE
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19652 TIMBERBLUFF DR

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