

Transmittal Letter

To: Michelle L. Miller, M.S. Planning Administrator
 1653 Blaise drive, Brooksville, FL 34601

From: Jon Riley

Date: November 18, 2022

Re: Tri-County Development – YMCA – PIW Affidavit

We are sending you the attached:

Copies	Description
1	Affidavit (Sign in sheets, Mail out Invitation)

THESE ARE BEING TRANSMITTED AS CHECKED BELOW:

- | | | |
|--|---|--|
| <input type="checkbox"/> For approval | <input type="checkbox"/> No exception taken | <input type="checkbox"/> Rejected, see Remarks |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Make corrections noted | <input checked="" type="checkbox"/> For review |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Amend & resubmit | <input type="checkbox"/> For signature(s) |

Received
 NOV 18 2022
 Planning Department
 Hernando County, Florida

PUBLIC INQUIRY WORKSHOP - SUMMARY

SUBJECT: H-22-65 – Tri-County (YMCA) PIW
DATE/TIME: November 17, 2022/4:00 p.m.
LOCATION: Silverthorn Country Club Clubhouse – 4550 Golf Club Lane, Spring Hill, FL 34609
ATTENDEES: Don Lacey, Coastal-Engineering Associates, Inc.
Jon Riley, Coastal-Engineering Associates, Inc.
Alex Deeb, Tri-County
2 Total Community Participants (Refer to the meeting sign-in sheet)

The meeting began promptly at 4:00 p.m. with staff introductions followed by a project overview. Questions were taken during the project overview as well as after.

Topics discussed:

- Project Concept
- Property Environmental – protected species, sinkholes, drainage
- Current zoning vs. proposed zoning
- Rezoning process
- Access
- Traffic
- Schedule

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NOV 18 2022

Planning Department
Hernando County, Florida

A summary of the participants' questions and comments are below.

1. When would construction start?
 - Alex Deeb answered that construction start date is based on many factors including this zoning approval and supply chain issues. He anticipates breaking ground summer 2023.
2. What kind of buffer would be used?
 - Alex explained the type of trees he would be using in the buffer and the location of the black chain link fence. He said this community would be gated.
3. What would be the building setback from the houses to the north?
 - The building setbacks that were illustrated on the Masterplan were explained.

Received

NOV 18 2022

Planning Department
Hernando County, Florida

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-22-65

Applicant Name: TRI-COUNTY (YMCA)

Public Inquiry Workshop Date: 11/17/22

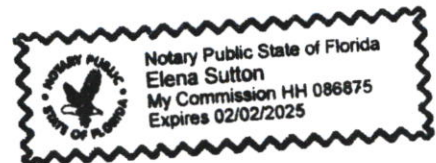
Jonathan Riley
Signature of Affiant

STATE OF FLORIDA
COUNTY OF *Hernando County*

The foregoing instrument was acknowledged before me this 18th day of November, 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

AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP
MAILING OF NOTICE

Received

NOV 18 2022

Planning Department
Hernando County, Florida

I, JONATHAN RILEY, hereby certify that I did mail a notice of the NOVEMBER 15TH, 2022 Public Inquiry Workshop, at least ten days prior to said workshop, to property owners of every parcel of land within 1000 feet in any direction from the property in accordance with the listing provided by the Hernando County Property Appraiser's Office. A copy of the mailed notice and property owner list is attached herewith.

Jonathan Riley
Signature of Affiant

STATE OF FLORIDA
COUNTY OF Hernando County

The foregoing instrument was acknowledged before me this 18th day of November, 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

Rev. 01/3/17

SIGN IN SHEET

Received
NOV 18 2022
Planning Department
Hernando County, Florida

NO.	NAME	PHONE (CELL)	ADDRESS	EMAIL
1	R. Bestery	352-232-2431	1370 MATCO Ave	Vobek.Bestery@gmail.com
2	DBishop	352 293 1679	11241 Linden dr	debbieb9359@att.net
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PUBLIC INQUIRY WORKSHOP

Received
 NOV 18 2022
 Planning Department
 Hernando County, Florida

TRI COUNTY YMCA PARCEL – 55+ VILLAS (H – 22 – 65)

THURSDAY NOVEMBER 17TH, 2022

4:00 – 05:00 PM

LOCATION: SILVERTHORN COUNTRY CLUB, 4550 GOLF CLUB LN, SPRING HILL, FLORIDA 34609

THIS MAILING IS TO PROVIDE NOTICE THAT A PUBLIC INFORMATION WORKSHOP HAS BEEN SCHEDULED IN REFERENCE TO THE TRI-COUNTY YMCA PROJECT, WHICH IS CURRENTLY UNDER REVIEW FOR REZONING-MASTER PLAN APPROVAL WITH THE HERNANDO COUNTY DEVELOPMENTAL DEPARTMENT. YOU ARE RECEIVING THIS NOTICE AS THE PROJECT AREA HAS BEEN IDENTIFIED AS BEING WITHIN 1000' OF PROPERTY YOU OWN. THE SUBJECT 19.60-ACRE ± PROPERTY LIES WITHIN SECTION/TOWNSHIP/RANGE: 30 / 22S / 18E AND IS LOCATED ON THE EAST SIDE OF MARINER BOULEVARD, APPROXIMATELY ½ MILE SOUTH OF SPRING HILL DRIVE. IT IS IDENTIFIED BY THE HERNANDO COUNTY PROPERTY APPRAISER (HCPA) AS KEY NO. 1085505

WE HAVE INCLUDED THE PROPOSED MASTER PLAN AND A BRIEF PROJECT DESCRIPTION BELOW FOR YOUR REVIEW. WE REQUEST THAT ANY INDIVIDUAL SEEKING ADDITIONAL INFORMATION ON THE AFOREMENTIONED PROJECT, ATTEND THE WORKSHOP, WHERE THE DEVELOPER AND THEIR CONSULTING ENGINEERING FIRM LOOK FORWARD TO PROVIDING INFORMATION AND ANSWERS TO QUESTIONS REGARDING THE PROJECT. IF YOU ARE UNABLE TO ATTEND, BUT WOULD LIKE FURTHER INFORMATION OR TO COMMENT, CONTACT INFORMATION TO DO SUCH IS PROVIDED AT THE END OF THIS MAILING.

MASTER PLAN

SITE DATA
 Owner/Applicant: SURCOAST FAMILY YMCA INC
 2469 Enterprise Rd
 Clearwater, FL 33763-1702
 Parcel Key No. 01085505
 Area: 19.6 - acres
 Section/Township/Range: 30/22S/18E
 Requested Zoning: PDP (SU) YMCA & PDP(MF)
 Proposed No. of Lots: 84
 Perimeter Building Setbacks:
 From Access Drive - 20'
 Side - 0' (10' between buildings)
 Proposed Buffers:
 North (Spring Hill Lots) - 10' with 80% opacity
 South (YMCA Facility) - 20' landscaped
 East (Duke Power Line) - 10' landscaped
 West (Mariner Boulevard) - 15' landscaped

FEMA FIRN Community Panels: FEMA Panel 12053C0308D, effective date of February 2, 2012.

General Notes:
 1. This is a planning document and is not to be considered a final design or construction plan. Also, not intended for recordation in public records. Drainage and utility easement will be included in the final construction plans and shall meet the requirement of Hernando County and any agencies having jurisdiction related to this project.
 2. Drainage Retention Areas (DRA) are conceptually located. The actual size and location will be determined with final engineering design.

TYPICAL VILLA UNITS
 30' VILLA UNITS
 15' VILLA UNITS

PROJECT LOCATION

LEGEND
 15' WIDE VILLAS
 30' WIDE VILLAS
 BUFFER
 DRA
 FLOOD ZONE

MASTER PLAN
 TRI-COUNTY YMCA VILLAS

Coastal Engineering Associates, Inc.
 966 Candlelight Blvd.
 Brooksville, FL 34601
 (352) 251-7007
 www.coastal-engineering.com

SHEET 1

PROJECT SYNOPSIS

THE APPLICANT IS REQUESTING TO RETAIN THE EXISTING PLANNED DEVELOPMENT PROJECT (PDP-SU) YMCA DESIGNATION FOR THE PORTION OF THE PROPERTY THAT WILL CONTINUE TO BE USED FOR OPERATION OF THE YMCA, BUT PLACE A (PDP-MF) DESIGNATION ON THE REMAINING +/- 9.5 ACRES, AS SHOWN IN THE ABOVE PROPOSED MASTER PLAN, TO ALLOW DEVELOPMENT OF A RENTAL RESIDENTIAL VILLA COMMUNITY. THIS 55+ COMMUNITY (AGE RESTRICTED) WOULD CONSIST OF UP TO 84 - VILLAS, WITH EACH UNIT CONSISTING OF A SINGLE-STORY VILLA AND GARAGE. VILLAS WILL BE OF VARYING SIZES, RANGING FROM 1,000 FT² TO 1,500 FT² OF LIVING SPACE, ADDING SOME VARIETY TO THE HOUSING OPTIONS IN THE SEVEN HILLS AREA. MARKETING WILL EMPHASIZE ON PROXIMITY TO THE YMCA, AND MEMBERSHIPS FOR USE OF THAT FACILITY FOR RECREATION WILL INCORPORATED INTO THEIR RENT. ALL PROPERTY WILL BE UNDER COMMON LANDSCAPING AND MAINTENANCE AND NO FURTHER SUBDIVISION OR CREATION OF FEE SIMPLE LOTS WILL BE MADE. DEVELOPMENT WOULD COMMENCE IN 2023, PENDING PROJECT APPROVAL.

IF YOU HAVE QUESTIONS OR COMMENTS, PLEASE FEEL FREE TO CALL, EMAIL, OR SUBMIT YOUR INFORMATION TO THE ADDRESS BELOW.

WE LOOK FORWARD TO HEARING FROM YOU!

CONTACT INFORMATION:
 JONNY RILEY, PROJECT MANAGER
 (352) 251 - 7007
 JRILEY@COASTAL-ENGINEERING.COM

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TRI-COUNTY YMCA PARCEL – 55+ VILLAS COMMENT CARD

NAME: _____ EMAIL: _____ PHONE: _____

MAILING ADDRESS: _____

COMMENTS: _____

PLEASE USE THE REVERSE SIDE IF ADDITIONAL SPACE IS NEEDED

RETURN TO:
 COASTAL ENGINEERING ASSOCIATES, INC.
 ATTN: PLANNING DEPARTMENT
 966 CANDLELIGHT BLVD.
 BROOKSVILLE, FL 34601

PUBLIC INQUIRY WORKSHOP

TRI COUNTY YMCA PARCEL – 55+ VILLAS (H – 22 – 65)

THURSDAY NOVEMBER 17TH, 2022

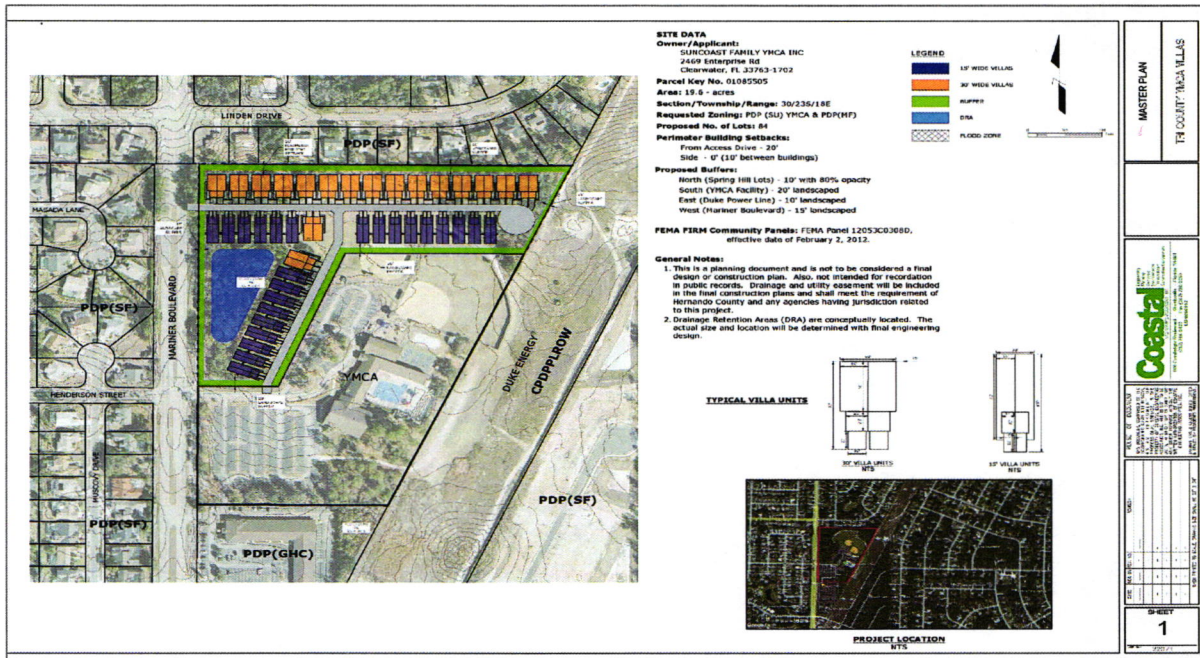
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MASTER PLAN



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 JONNY RILEY, PROJECT MANAGER
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JRILEY@COASTAL-ENGINEERING.COM

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TRI-COUNTY YMCA PARCEL – 55+ VILLAS COMMENT CARD

NAME: _____ EMAIL: _____ PHONE: _____

MAILING ADDRESS: _____

COMMENTS: _____

PLEASE USE THE REVERSE SIDE IF ADDITIONAL SPACE IS NEEDED

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 COASTAL ENGINEERING ASSOCIATES, INC.
 ATTN: PLANNING DEPARTMENT
 966 CANDLELIGHT BLVD.
 BROOKSVILLE, FL 34601



11/1/2022

1790798 37 R30 223 18 1711 0000 0370 D R HORTON INC
 1790805 38 R30 223 18 1711 0000 0380 D R HORTON INC
 1790814 39 R30 223 18 1711 0000 0390 D R HORTON INC
 1790823 40 R30 223 18 1711 0000 0400 D R HORTON INC
 1790832 41 R30 223 18 1711 0000 0410 D R HORTON INC
 1790841 42 R30 223 18 1711 0000 0420 D R HORTON INC
 1790850 43 R30 223 18 1711 0000 0430 D R HORTON INC
 1105556 9 R30 223 18 3511 0000 0090 DARNULC WILLIAM F, DARNULC BERYL
 1790761 34 R30 223 18 1711 0000 0340 DEED STREET PROJECT LLC
 1791234 A R30 423 18 1711 0000 00A0 DEED STREET PROJECT LLC
 1791298 G R30 423 18 1711 0000 00G0 DEED STREET PROJECT LLC
 1791252 C R30 423 18 1711 0000 00C0 DEED STREET PROJECT LLC
 281162 14 R32 323 17 5080 0476 0140 DHANRAJ LEELAWATTIE, SEWNARINE
 413868 15 R32 323 17 5080 0480 0150 DIAS SUSAN L, DIAS MICHAEL
 479743 15 R32 323 17 5080 0482 0150 DOLAN MALISSA
 1105510 6 R30 223 18 3511 0000 0060 DOUGLAS ALLEN, CONTE-DOUGLAS DANIELLE
 378335 2 R30 423 18 0000 0020 0000 DUKE ENERGY-CENTER
 1105761 21 R30 223 18 3511 0000 0210 DUNN CHARLES K, DUNN CYNTHIA L
 1105814 55 R30 223 18 3510 0000 0550 ELLIOTT ROBERT G JR, ELLIOTT RHONDA G
 501086 15 R32 323 17 5100 0637 0150 FERNANDEZ JOLENE
 1106010 64 R30 223 18 3510 0000 0640 FICOCELLI VICTOR
 1105477 3 R30 223 18 3511 0000 0030 FORRESTER CHARMAINE L
 501111 18 R32 323 17 5100 0637 0180 FRANK CAROL
 480223 10 R32 323 17 5080 0485 0100 FUENTES CARIDAD
 480642 33 R32 323 17 5080 0486 0330 GALLETTA GARY P
 291204 14 R32 323 17 5100 0637 0140 GARDNER REGINALD J, GARDNER PAMELA A
 281028 10 R32 323 17 5080 0475 0100 GIGGEY KENNETH, GIGGEY LEEANNE J
 480508 19 R32 323 17 5080 0486 0190 GLASS GUADALUPE
 413760 10 R32 323 17 5080 0474 0100 GONZALEZ DAVID J
 1105798 23 R30 223 18 3511 0000 0230 HAISS STEPHANIE J, HAISS ELAINE
 479413 12 R32 323 17 5080 0475 0120 HAYES KENNETH LIFE ESTATE, CAO YE LIFE
 1105468 2 R30 223 18 3511 0000 0020 HERNANDEZ FRANCISCO
 1460957 DRA R32 323 17 5080 0482 0000 HERNANDO COUNTY
 1429706 1.1 R29 423 18 0000 0010 0010 HODGES INVESTMENTS LLC, NOLAN JAMES L
 1105574 10 R30 223 18 3511 0000 0100 IRELAND KENT L, IRELAND DANA L
 281117 8 R32 323 17 5080 0476 0080 JOHNSON PAUL R
 1105725 19 R30 223 18 3511 0000 0190 JOHNSTON ROGER, JOHNSTON ROBERTA
 1105789 22 R30 223 18 3511 0000 0220 JONES DAVID C, JONES JANINE F
 281019 9 R32 323 17 5080 0475 0090 JONES MICHAEL D, JONES KATHY W
 281144 12 R32 323 17 5080 0476 0120 KATOLIS STEVE, KATOLIS ARTEMIS
 1105495 5 R30 223 18 3511 0000 0050 KELLER LONNA
 480615 30 R32 323 17 5080 0486 0300 KINARD CLAUDE M
 1105850 27 R30 223 18 3511 0000 0270 LANDSCHOOT-ERIC
 480580 27 R32 323 17 5080 0486 0270 LEPELLERE GIUSEPPE
 1105832 56 R30 223 18 3510 0000 0560 LOSARDO GINA M
 281439 10 R32 323 17 5080 0480 0100 LOURENCO MANUEL, LOURENCO ROSA
 480651 34 R32 323 17 5080 0486 0340 LOWELL JOHN SCOTT LLC

DHANISHWARIE

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ESTATE (DRA)



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 1383 DEBORAH DR
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 550 S TRYON ST #DEC44P
 1205 MUSCOVY DR
 1262 VENETIA DR
 1341 FINLAND DR
 76 SILVER LN
 8826 210TH ST
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 1400 DEBORAH DR
 63 UPHAM ST
 1353 FINLAND DR
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 11303 LINDEN DR
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 2216 EMERSON LN
 1182 MUSCOVY DR
 1396 MATICO AVE
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 1209 MUSCOVY DR
 11323 LINDEN DR
 407 HIGH ST
 1202 MUSCOVY DR
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 1266 VENETIA DR
 1400 MARINER BLVD
 24371 HIDDEN WOODS RD

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 SPRING HILL FL 34608-7412
 TAMPA FL 33647-2056
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 CHARLOTTE NC 28202-4200
 SPRING HILL FL 34608-7416
 SPRING HILL FL 34608
 SPRING HILL FL 34609
 EAST HARTFORD CT 06118-1035
 QUEENS VILLAGE NY 11427-2225
 SPRING HILL FL 34609-5551
 SPRING HILL FL 34609-4603
 MALDEN MA 02148
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 BROOKSVILLE FL 34601-2817
 CARROLLTON TX 75010-4918
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 SPRING HILL FL 34608-7421
 SPRING HILL FL 34609
 BROOKSVILLE FL 34601-0815



11/1/2022

479404 8 R32 323 17 5080 0475 0080 MACHI SALVATORE, MACHI ALICE
 1105743 20 R30 223 18 3511 0000 0200 MACNEIL DANIEL F, MACNEIL DENISE LEBLANC
 501139 21 R32 323 17 5100 0637 0210 MAHONEY MICHAEL A
 480633 32 R32 323 17 5080 0486 0320 MARREO EMERITA, MARREO NANCY
 480562 25 R32 323 17 5080 0486 0250 MASSA MICHAEL TTEE
 480599 28 R32 323 17 5080 0486 0280 MASTRO JAMES TTEE
 281448 11 R32 323 17 5080 0480 0110 MATEO ANA
 501120 20 R32 323 17 5100 0637 0200 MEDINA SILVIA M
 480526 21 R32 323 17 5080 0486 0210 MELVIN KENNETH D
 1105752 53 R30 223 18 3510 0000 0530 MILLER EARL
 1105609 47 R30 223 18 3510 0000 0470 MONTGOMERY GEORGE III
 1105716 18 R30 223 18 3511 0000 0180 MOREY CHARLES RICHARD, MOREY GAIL
 1105663 50 R30 223 18 3510 0000 0500 MORRIS RICHARD L
 1121967 3 R30 223 18 3520 0000 0030 NATIONAL RETAIL PROPERTIES LP
 480553 24 R32 323 17 5080 0486 0240 NEWMAN CRISTINA C TTEE
 480544 23 R32 323 17 5080 0486 0230 OEHLECKER MICHELLE
 501095 16 R32 323 17 5100 0637 0160 ORANGE PAMELA SUE, ORANGE MICHAEL R
 281466 13 R32 323 17 5080 0480 0130 PASTORE CUSTOM BUILDERS INC
 1105976 62 R30 223 18 3510 0000 0620 PATEL ALPESH
 1105734 52 R30 223 18 3510 0000 0520 PENA RIVAS CONSTRUCTION CORP
 1105459 1 R30 223 18 3511 0000 0010 PEREIRA YUDISANDRA GOMEZ
 413859 14 R32 323 17 5080 0480 0140 PERRY MARK J
 281171 15 R32 323 17 5080 0476 0150 PIPPIN SHIRLEY M
 1105690 17 R30 223 18 3511 0000 0170 PIZARRO ENRIQUE
 479734 14 R32 323 17 5080 0482 0140 PORTER ERICKA ML
 1105645 49 R30 223 18 3510 0000 0490 RH PARTNERS OWNERCO LLC
 1105770 54 R30 223 18 3510 0000 0540 ROBERTS MARGO V
 413886 17 R32 323 17 5080 0480 0170 ROMERO FERMIN CORREA
 281037 11 R32 323 17 5080 0475 0110 ROSSY JESSICA
 281536 35 R32 323 17 5080 0486 0350 SANDERSON HAROLD J, SANDERSON GERISUE
 1105501 44 R30 223 18 3510 0000 0440 SANTORO CHRIS V LIFE ESTATE
 1141909 2 R30 223 18 3520 0000 0020 SEVEN HILLS PROFESSIONAL CENTER LLC
 1105949 32 R30 223 18 3511 0000 0320 SHAW MARLENE B TTEE
 1105547 8 R30 223 18 3511 0000 0080 SMITH JOHN A, SMITH TRENA
 1105583 46 R30 223 18 3510 0000 0460 SMITH-TATUM JACQUELINE
 1106065 66 R30 223 18 3510 0000 0660 STARKEY LINDA JO TTEE
 1105681 16 R30 223 18 3511 0000 0160 STEPHENS ELLEN H
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 1105627 48 R30 223 18 3510 0000 0480 TORRES NOEMI
 1105912 30 R30 223 18 3511 0000 0300 TRAVIOLI STEPHEN
 1105707 51 R30 223 18 3510 0000 0510 TUCKER JEFF J
 281457 12 R32 323 17 5080 0480 0120 UNISTAR PROPERTIES INC
 501102 17 R32 323 17 5100 0637 0170 VALINAGGI KRISTA
 480517 20 R32 323 17 5080 0486 0200 VEVERKA KRISTINE
 413877 16 R32 323 17 5080 0480 0160 VIETMEYER ROBERT
 479725 13 R32 323 17 5080 0482 0130 VILLA RUDOLPH
 1105529 7 R30 223 18 3511 0000 0070 VU D TTEE, CHI VINH 1194 LAND TRUST

FBO JAMES MASTRO & ASSOCIATES PENSION



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(THE)

11331 LINDEN DR
 18 CHANTINE DR
 1269 FINLAND DR
 11249 LINDEN DR
 53 AMHERST CT
 25331 LADYHAWK LN
 1390 MARINER BLVD
 1281 FINLAND DR
 11175 LINDEN DR
 1254 VENETIA DR
 1229 MUSCOVY DR
 1193 MUSCOVY DR
 1242 VENETIA DR
 450 S ORANGE AVE STE 900
 11189 LINDEN DR
 11183 LINDEN DR
 1329 FINLAND DR
 5170 MARINER BLVD
 1311 MASADA LN
 1665 SUSQUEHANNA RD
 1218 MUSCOVY DR
 1371 GALVESTON AVE
 1401 MARINER BLVD
 1189 MUSCOVY DR
 11204 LINDEN DR
 5001 PLAZA ON THE LK STE 200
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 1397 GALVESTON AVE
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 8245 RIVER COUNTRY DR
 1208 VENETIA DR
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 1218 VENETIA DR
 1246 VENETIA DR
 447 PEACE CT
 1317 FINLAND DR
 11163 LINDEN DR
 1389 GALVESTON AVE
 11216 LINDEN DR
 PO BOX 13038

SPRING HILL FL 34608-5138
 LONG SAULT ON KOC 1PO
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 SPRING HILL FL 34609-4625
 ROCKVILLE CENTRE NY 11570-2002
 BROOKSVILLE FL 34601
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 SPRING HILL FL 34609-4641
 SPRING HILL FL 34608-7414
 SPRING HILL FL 34609-4624
 AUSTIN TX 78746-1053
 SPRING HILL FL 34608-7421
 SPRING HILL FL 34609-4614
 SPRING HILL FL 34608-5138
 SPRING HILL FL 34609-4625
 SPRING HILL FL 34608-7417
 WEEKI WACHEE FL 34607
 SPRING HILL FL 34608-7419
 SPRING HILL FL 34608-7412
 SPRING HILL FL 34608-7426
 SPRING HILL FL 34608-7420
 SPRING HILL FL 34608-7426
 SPRING HILL FL 34608-7418
 SPRING HILL FL 34608-7419
 SPRING HILL FL 34608-7421
 KISSIMMEE FL 34759-5374
 SPRING HILL FL 34609
 SPRING HILL FL 34609-4622
 SPRING HILL FL 34609-4614
 SPRING HILL FL 34609
 COYOTE CA 95013-3038



11/1/2022

480241 12
281126 10
1105878 28
291213 19
1105823 25

R32 323 17 5080 0485 0120 WHEATLEY EDWIN T JR, LIBERTI SHARON
R32 323 17 5080 0476 0100 WILLIAMSON ALLYN M, WILLIAMSON ASHLEY M
R30 223 18 3511 0000 0280 YOULIO JOHN T CO-TTEE LIFE ESTATE,
R32 323 17 5100 0637 0190 ZIMMERMAN JOHN, ZIMMERMAN DEBRA
R30 223 18 3511 0000 0250 ZUK JOHN R, ZUK MARY L

YOULIO LORRAINE A CO-TTEE LIFE ESTATE

11156 LINDEN DR
1378 MATICO AVE
1226 VENETIA DR
1293 FINLAND DR
1238 VENETIA DR

SPRING HILL FL 34609-4621
SPRING HILL FL 34608-5152
SPRING HILL FL 34608-7419
SPRING HILL FL 34609-5549
SPRING HILL FL 34608-7419

5



U.S. POSTAGE PAID
BROOKSVILLE, FL
34801
NOV 01 2022
AMOUNT
\$2.50
R2304P118617-13



[Handwritten signature]

Workshop Date: 11/17/22

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 JONATHAN RILEY (Print or Type Name) who, being duly sworn deposeth and says that:
1. The Notice of Public Hearing sign(s) were posted on 11/9/22, and;
2. The attached photograph(s) of the posted sign(s) were taken on 11/9/22
Application Name: TRI-COUNTY DEVELOPMENT
File Number: H2265
[Signature]

State of Florida On this the 9th day of November, 2022 before me, the undersigned Notary Public of the State of Florida, personally appeared Jonathan Riley (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 NOV 9 2022 Planning Department Hernando County, Florida

WITNESS my hand and official seal.

Elena Sutton NOTARY PUBLIC, STATE OF FLORIDA



Elena Sutton (Name of Notary Public: Print, or Type as Commissioned)

- [X] Personally known to me, or
[] Produced Identification: (Type of Identification Produced)
[] DID take an oath, or [X] 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:

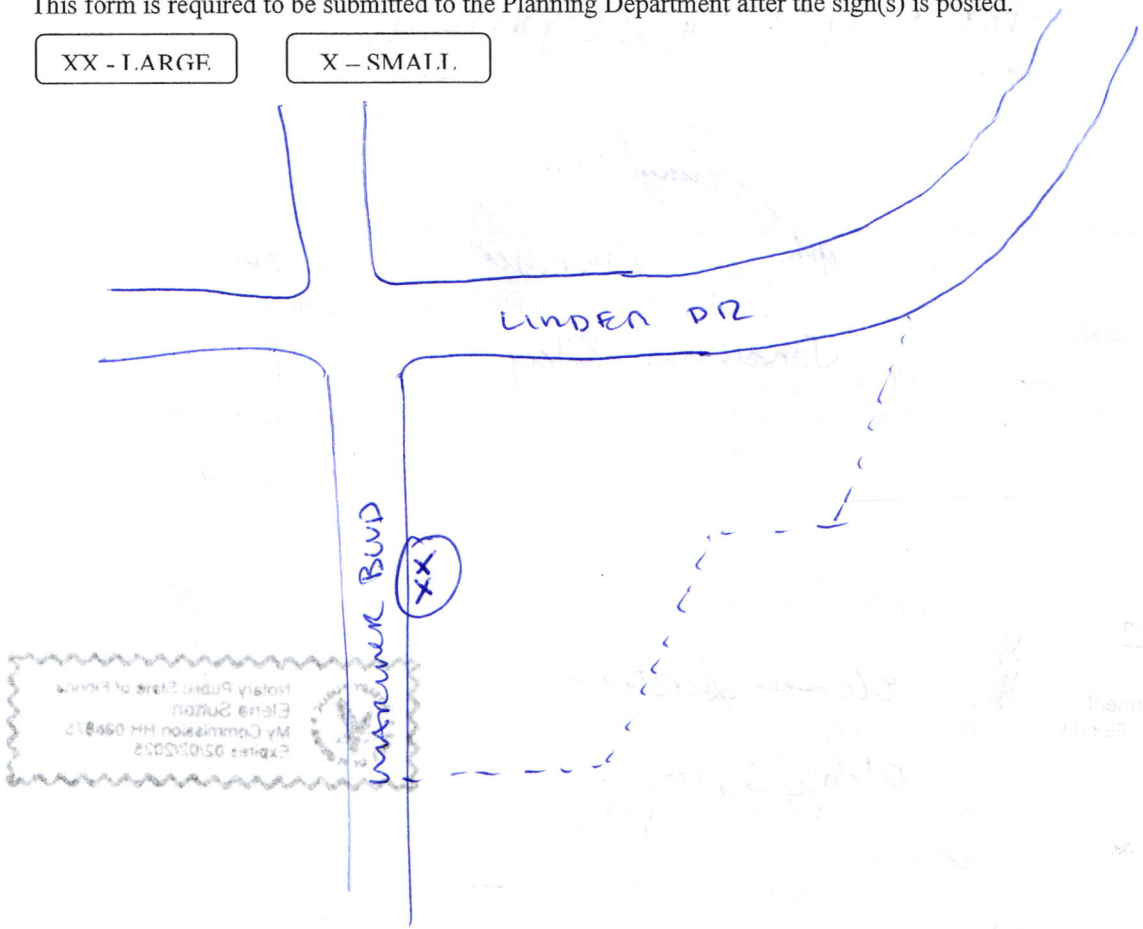
The sign(s) furnished by the Planning Department shall be posted by the applicant along each front lot line with the bottom of the sign(s) at least three feet above grade on the property being considered under this petition. The sign cards shall be posted at the outer property line along the road or 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.

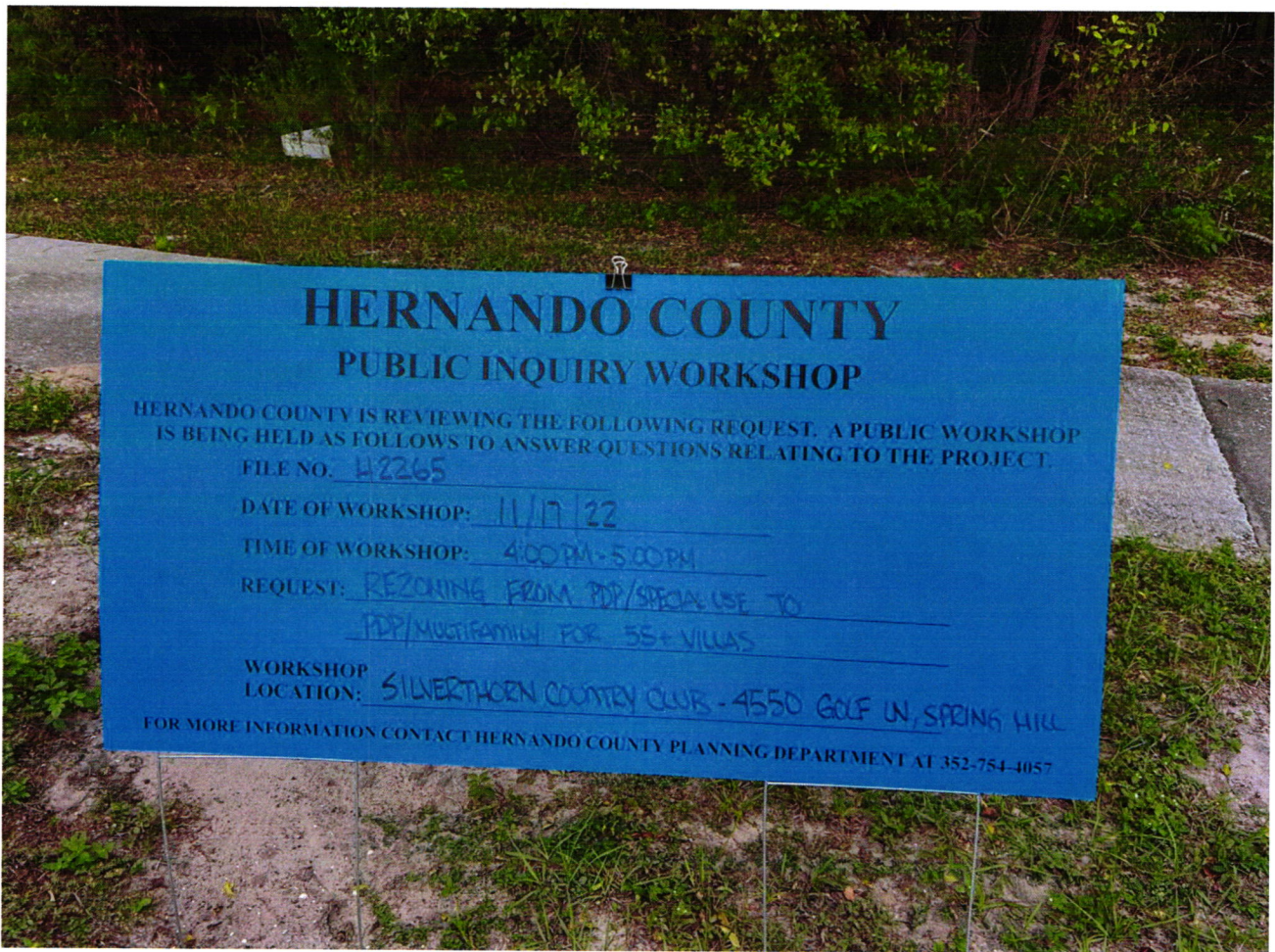
AFFIDAVIT REQUIRED:

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

XX - I.LARGE

X - SMALL





HERNANDO COUNTY
PUBLIC INQUIRY WORKSHOP

HERNANDO COUNTY IS REVIEWING THE FOLLOWING REQUEST. A PUBLIC WORKSHOP IS BEING HELD AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.

FILE NO. H2265

DATE OF WORKSHOP: 11/17/22

TIME OF WORKSHOP: 4:00PM-5:00PM

REQUEST: REZONING FROM PDP/SPECIAL USE TO PDP/MULTIFAMILY FOR 55+ VILLAS

WORKSHOP LOCATION: SILVERTHORN COUNTRY CLUB - 4550 GOLF LN, SPRING HILL

FOR MORE INFORMATION CONTACT HERNANDO COUNTY PLANNING DEPARTMENT AT 352-754-4057



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Received

NOV 9 2022

Planning Department
Hernando County, Florida

Transmittal Letter

To: Michelle L. Miller, M.S. Planning Administrator
 1653 Blaise drive, Brooksville, FL 34601

Planning Department
 Hernando County, Florida

From: Jon Riley

NOV 9 2022

Date: November 9, 2022

Received

Re: Tri-County Development – YMCA – PIW Sign Posting

We are sending you the attached:

Copies	Description
1	Affidavit & Photo's

THESE ARE BEING TRANSMITTED AS CHECKED BELOW:

- For approval
 For your use
 As requested

- No exception taken
 Make corrections noted
 Amend & resubmit

- Rejected, see Remarks
 For review
 For signature(s)

Omar DePablo

From: Jonny Riley <JRiley@coastal-engineering.com>
Sent: Wednesday, November 9, 2022 2:18 PM
To: Omar DePablo
Cc: Michelle Miller; Don Lacey
Subject: Re: Reserve at Hunters Ridge - Landscape Buffer Photos/Video
Attachments: Image.jpeg; Image.jpeg

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.

Sign posted! I'll get you the affidavit later today.

Thanks,

-JR

Get [Outlook for iOS](#)

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