

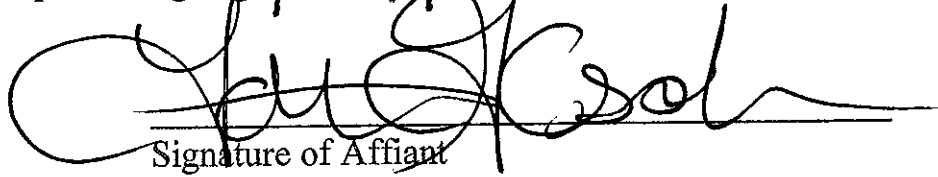
AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP  
CITIZEN SIGN-IN SHEET  
EXECUTIVE SUMMARY

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: H2204

Applicant Name: Pulte Group

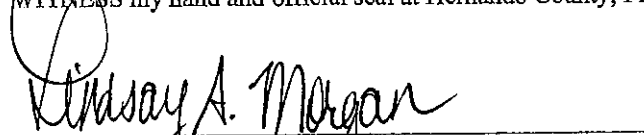
Public Inquiry Workshop Date: 03/29/22

  
Signature of Affiant

STATE OF FLORIDA  
COUNTY OF Hernando County

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March, 2022, by  
Jatun Cerba who is  personally known to me or  
 produced N/A as identification.

WITNESS my hand and official seal at Hernando County, Florida

  
Signature of Notary Public



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

Notary Seal/Stamp

**WELCOME - PLEASE SIGN IN**  
**Caldera Neighborhood Inquiry Workshop**  
**March 29th, 2022**

Name	Address	Email
JoAnn Abarno	12227 Foothill St <sup>34609</sup>	crisa134@aol.com
Judith Birx	12240 Foothill St <sup>34609</sup>	Judithbirx@hotmail.com
Druvy Hurley	12293 Chastain St.	dhurley08@gmail.com
Mary Miger	3952 Brandane PL	mmigues50@att.net
Bill & Pat Schenck	3862 Crossline Dr	Hlschenck@yahoo.com
Jennifer Betterly	12243 Foothill St	jimandjenn72@gmail.com
Ken + Josette Brooks	12232 Foothill St.	Ken.Brooks38@yahoo.com
Carl Philipp	3799 Windance Ave St	cphilipp@gmail.com
Jane Messenger	12224 Foothill St	jtmessenger@gmail.com
Gwendolyn Cleveland	12217 Foothill St.	gmblessedeagle@gmail.com

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**Caldera Neighborhood Inquiry Workshop**  
**March 29th, 2022**

Name	Address	Email
Betty Lynn + Jeff Pepka	13371 Rudi Loop 34609	blpepka@yahoo.com
Linda Ben Lee,	3505 Dotlan 34609	Penn3505@yahoo.com
Barbara Morgante	13082 Haverhill Dr	barbara.mORGANTE@gmail.com
Bill Morgante	13082 Haverhill Dr	BillMORGANTE1950@GMAIL.COM
DAN DEFRANCOS DICKER	3800 WINDANCE	DABSEYD123@YAHOO
Jennifer + Gerard DeSantis	3555 Windance	jerrydsantis54@yahoo.com
Jennifer + Jason Wynne	3577 Windance Ave	pambaa.d@me.com.
Bob + Sheila VauAslate	3603 Windance Ave	foolsnlove77@gmail.com
MIKE SCHAIER	4122 EDEN ROCK PLACE mike SchaiER 57 @ G mail. com	
RUBEN FIGUEROA	3401 AUTUMN AMBER DR	dansalcan-04@yahoo.com
Jenny Simmons	3394 Opportunity Ave Spring Hill, FL 34609	fsugrad02@hotmail.com

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**Caldera Neighborhood Inquiry Workshop**  
**March 29th, 2022**

Name	Address	Email
Greg & Ceilia McFarland	3265-BUVESTON DR	CeCe way @ yahoo.com
Gus Birt	12240 Foothills	CHARLIE BIRT @ yahoo.com
Pam Dutton	13382 RUDI LOOP	DUTTONPAM100@GMAIL.COM
James Latchford	3211 Janica Lynne Ct.	latch301@ymail.com
Nancy Champion	3295 Cilly	nchapwif9@johoo.com
ROBERT TRIOLLO	4204 MAPLEHURST WAY	bbob459@AOL.COM
Sam Whiteman + Gina Carbonaro	3115 Opportunity Ave	gina.carbonaro@gmail.com
Nichole Poliakov	13005 Flaverhill Dr. SH 34609	NPOLIAKON@gmail.com
Tom Regan	3814 CROSSLINE DR "WINDANCE"	Thomasjregan32@gmail.com
Bill Bosler	2961 E. RIDGELAN INVERNESS, FL	WBOSLER@LIVE.COM

**WELCOME - PLEASE SIGN IN**  
**Caldera Neighborhood Inquiry Workshop**  
**March 29th, 2022**

Name	Address	Email
Jeff Swihart	3296 Bluestone Ave	only49left@yahoo.com
Christine Almeida	13224 Golden Lime Av	Christine0552000@yahoo.com

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**Caldera Neighborhood Inquiry Workshop**  
**March 29th, 2022**

Name	Address	Email
Teannette & Patrick Henry	3869 Crossline Drive	jhenry2008@yahoo.com
Charlie Shannon Lisamarie Shannon	4748 Birchfield Loop	theshannons.9909@yahoo.com
CRAIG & HOLLY FISCHOFER	13452 Dunwoody Dr	HOLLY.FISCHOFER@GMAIL.COM
Mark & Lisa Clark	13505 Rudi Loop	mclark54@aol.com
JAVIER FIGUEROA	3316 Autumn Amber Dr	J.Locno81@gmail.com
Amy Sutton	12593 Windchime Ct	AmyK92216@gmail.com
Petsy Busler	10630 Carrollbrook Ln Tampa, FL 33618	bbusler39@yahoo.com

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**Caldera Neighborhood Inquiry Workshop**  
**March 29th, 2022**

Name	Address	Email
Anne Kraus-Keene	13615 Rude Loop	anne.krauskeene@yahoo.com
Briza Keene	13615 Rude Loop	bdk1x4x9@yahoo.com
Dorinda Knox	13230 Haverhill Dr.	GIMOND61@aol.com
Mr & Mrs Dennis Harris	13211 Haverhill Drive	yvnharris@gmail.com
R Routh	4223 Bramblewood Loop	armadog75@gmail.com
Michael Gebala	4151 Bramblewood Loop	_____
Nancy Felix	14628 Bensbrook Dr.	<del>_____</del>
Steven Wagner	3745 Braemere Dr	moyerwagner@comcast.net
STEVEN MAGAR	3743 Braemere	moyerwagner@gmail.com
Mike Tontini	3693 Windance Ave	jokrpk@aol.com

Don introduced project. Location and why the residents are present.

Jeff Deason of Pulte Group introduced the community and the amenities that will be included in the community. Dog Park, Playground, Resort Pool, Pickleball Courts. He also introduce the houses and example models.

Don went over the traffic analysis process and what is being done to determine potential future secondary access locations. He mentioned that this will be determined by the County Engineer Scott Herring. He also referred to the School Concurrency numbers that were provided by Jim Lipsey. Based on this analysis there is capacity for the students at the local schools.

Tatum introduced the concept of the Buffers for the neighborhood. She stated that they will be required to meet an 80% opacity for the buffers that are surrounding the property. An audience member asked to clarify what opacity means. It was clarified and examples were provided of existing buffer locations that either need to be enhanced or meet the standard. Also, the buffer language that will be included in the masterplan was introduced to the crowd to ensure them that it is a requirement by the county for the developer to start his project.

After the presentation finished, it was opened up for QA from the audience members.



First question was a concern about connecting to Foothill Street. Cliff provided an answer that none of the additional acceses are on the plan; however, they have been proposed as additional accesses if required by the County Engineer. Therefore, any concern can be addressed with Scott Herring, the County Engineering.

One gentleman mentioned the traffic study has been completed, the other mentioned that the traffic study is being completed, which one is the truth? The traffic study was formerly completed for a lot county that does not match the current count that is being requested. The traffic analysis is now being redone to accurately reflect the new lot count.

Currently the land is Agricultural and being put up for rezoning to Residential? Why can it not stay as agricultural, we do not want a residential neighborhood? *In the FLU it is currently zoned as residential not agricultural or rural. All land is zoned as AG until it is rezoned to either a residential or commercial use.*

We paid for Sterling Hill Blvd through our CDD and HOA fees. You cannot use this road as an acces. *That is not correct. Sterling Hill Blvd is now a County Road that is part of Hernando County's long-range transportation plan as a collector roadway. There is an intention for it to be extended.*

We are concerned about the numbers for the school capacity that were provided. Those are not an accurate reflection of the impact that this project will have on the project. Where did you get the numbers? *Those numbers were provided through a non-binding agreement by Jim Lipsey at Hernando County School Board. We went through the process of applying for a concurrency report and this was the result of their analysis based on a build out schedule.*

We maintain Sterling Hill Blvd. It is a private road, we pay a fortune in fees to make sure that the roadway is maintained. *You may have a maintenance agreement with the County; however, it is a County owned and operated Roadway.*

We request to look into fencing around the property; especially for Windance. We live in a gated community for a reason. *Jeff said he would look into fencing around the property site.*

How will the emergency vehicles get through if we are all gated communities? *The have access to lock boxes*

How does the traffic analysis get done? What is the capacity of the roadway? *Capacity of a collector roadway is much higher than the residential roadways.*

Are any of them low income? *No*

I want to make sure there are not people looking into my yard. I want the buffering. *80% opacity is required with natural vegetation.*

WHY did you choose Sterling Hill? Is that because it is beautiful? *It is because it is a collector roadway.*

We have 4-500 thousand dollar homes, having your 50' foot lots adjacent, is not being a good neighbor. Can you change the location of the lots? We will look into moving *larger lots externally.*

Are you going to require the additional acces? *The main access has adequate access based on the trafffic study to this point.*

Can you explain emergency acces? *It is intended to only be accessible to the emergency services if the County approves the access.*

Sterling Hill Road is a County Road, is there anythign that can be put in to slow people down? Speed Bumps? Is this something we address with the county engineer? *Traffic Circles, Pedestrian Crossing, and Stop Signs can be utilized on a collector. Speed bumps cannot be put on a collector roadway.*

In future meetings, do they consider the concerns of the homeowners? *This is currently comprehensive planned for a residential community.*

There is currently a concern for the privacy of the residents that are there.

*They County has started utilizing transition language for transition zones; buffers, larger exterior lots... etc.*

Is the buffer 30' from the property line? Yes.

Why did the construction start before 7am? *It is not our development, but you can call Code Enforcement if it happens on our development.*

My biggest concern is the environmental impact? What about all the animals that are in this location? We will start hitting them and they will start damaging our property? *The environmental studies that were performed are documented in public record. The wildlife will move to open spaces and buffers.*

Will the new development keep sterling hill blvd maintained on their end? *Yes. They will maintain through the HOA fees.*

Will they burn the trees on site? *If they are permitted, otherwise they are required to haul them offsite for burning.*

Where will the tortoises go? *They will go to lake Okechobee.*  
Who is doing this? *We have an environmental expert that has identified the gopher tortoise burrows on site and they will be located.*

The capacity of your houses is going to be higher than your

projection, how can you justify utilizing sterling hill blvd? *The Traffic Study is designed to project all future traffic as a result of the development.*

Can you provide me impact fees amount? *You will have thousands of dollars that are going to be going to the schools, and county utilities to even start the development. We would like 33 million dollars to be given to the county. What are you going to be doing for the teenagers in the areas? We have the amenity center, dog park, park impact fees and school impact fees.*

Can you take a look about exiting along the powerline to get back to Elgin Blvd? *You cannot run parrallel, but you can cross over it would require approval from Duke Energy.*

What reassurances do we have that these are not going to be sold for rental? The average income in Hernando County is \$60,000, who is going to afford this project? *Florida is growing by 4 million per year, there is a market demand for more homes.*

Will you put a fence over a non-construction entrance? *Yes, we can consider this.*

Are you aware that the long range transportation plan shows sterling hill blvd going to linden? *Yes, the county has the option within 20 years to choose to extend this roadway.*

Can you make sure this is not rental? *We put short term rentals are not allowed in bi-laws.*

What is the impact fee per lot? It is currently about 20%, schools is 50% per lot. Utilities is 100%. If you put 3,000 per student into the county, how does that help the Hernando County? *There are taxes that come from the new homeowners.*

They will only be paying \$1,000 in taxes over the year. *That is not accurate, these are \$600k homes, they will be paying more in taxes.*

The meeting began to die down at the point as several people exited. After the meeting, we were introduced to the HOA President from Windance, who is now working with Jeff Deason, the developer of Pulte to coordinate with Caldera HOA once the rezoning process moves along.

## COMMENTS

NAME: Bob Van Asdale

COMMENT: \_\_\_\_\_

① Relocate larger lots to back up to existing subdivisions

② Fence, preferably stone, outer perimeter

③ Look at access point going back out to Elgin

## COMMENTS

NAME: JANICE Figueroa

COMMENT: how do you plan on increasing

capacity at the schools well  
there is not enough teachers

## COMMENTS

NAME: CHAS BIRX

COMMENT: TAKES WILDLIFE HABITAT AWAY, TRAFFIC  
INCREASE ON CINDER OVER 1000 CARS INCREASE

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## COMMENTS

03/29/22

NAME: Gwendolyn Cleveland

COMMENT: Foothill Street

Our community is very concerned about  
the burning of the trees. It is  
very unhealthy for us to inhale  
the odors + toxins.

~~we~~ We suggest that you haul the  
trees off + burn them where it  
will not harm people in any community.  
Pay the extra money so that we can  
maintain our health.



3/9/22

## COMMENTS

NAME: Jane Messenger

COMMENT: My concern is the burning of trees/debris on site.  
Many surrounding neighbors have long issues.

Another concern is the opening of <sup>the dead end</sup> Foothill for  
thru traffic.

## COMMENTS

NAME: Jennifer Betterly

COMMENT: The traffic already on Linden & Lema are  
busy. This will become a cut-through for traffic to  
bypass and use Sterling hills to cut through to  
Linden. ~~As~~ I reside on Foothill I do not want  
the extra traffic kids play outside. On these roads  
and cars already fly down here.

## COMMENTS

NAME: To Ann Abramo

COMMENT: Do NOT open Foothill St. It has NEVER BEEN  
a through street. Where is all the impact studies.  
For traffic, school, roads, crime, etc. "NO" TO change  
from Agricultural to Single Family Homes.  
Why are they NOT walking in this development  
to keep people out of our neighborhood. Do NOT  
care about 80% tree cover. Why are you taking  
our Green space away. Leave it. Also your  
"School" numbers are ALL wrong. There are 841 homes  
with 2-3 kids - your estimate is wrong. Plus 2-3  
cars are crazy. TOO much traffic.  
Also NO burning onsite while building. It smells

## COMMENTS

NAME: Michael A. Tontini

COMMENT: (1) Residents in Sterling Hill Communities close it because it offers  
gated communities. Caldera takes away our security because it  
has NO fence. It should have a fence around the entire  
project just like Horton's Barrington!!!

For months, will NOT be able to breath, go outside  
use our pools, Health hazards!!  
What about impact fees - are they enough to build  
roads, schools, etc. 33 million for impact fees is NOT  
enough of money for ANYTHING.

How do we keep investors from buying + then renting.  
renters bring down value, of other communities.  
- wall in this community so no overflow of people  
walking into our community.

