

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-24-20

Applicant Name: SOCIETY HILL CAPITAL PARTNERS, LLC - LAKE LINDSEY

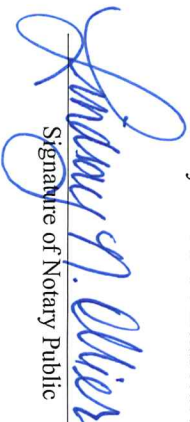
Public Inquiry Workshop Date: December 3, 2024


Signature of Affiant

STATE OF FLORIDA
COUNTY OF Hernando County

The foregoing instrument was acknowledged before me this 4th day of December, 2024, by Conetta L. Cook 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



Notary Seal/Stamp

SOCIETY HILL CAPITAL PARTNERS-LAKE LINDSEY FIELD CLUB/GOLD DUST FARMS

NEIGHBORHOOD MEETING - DECEMBER 3, 2024, 5:30PM

CHINSEGUT HILL RETREAT AND CONFERENCE CENTER

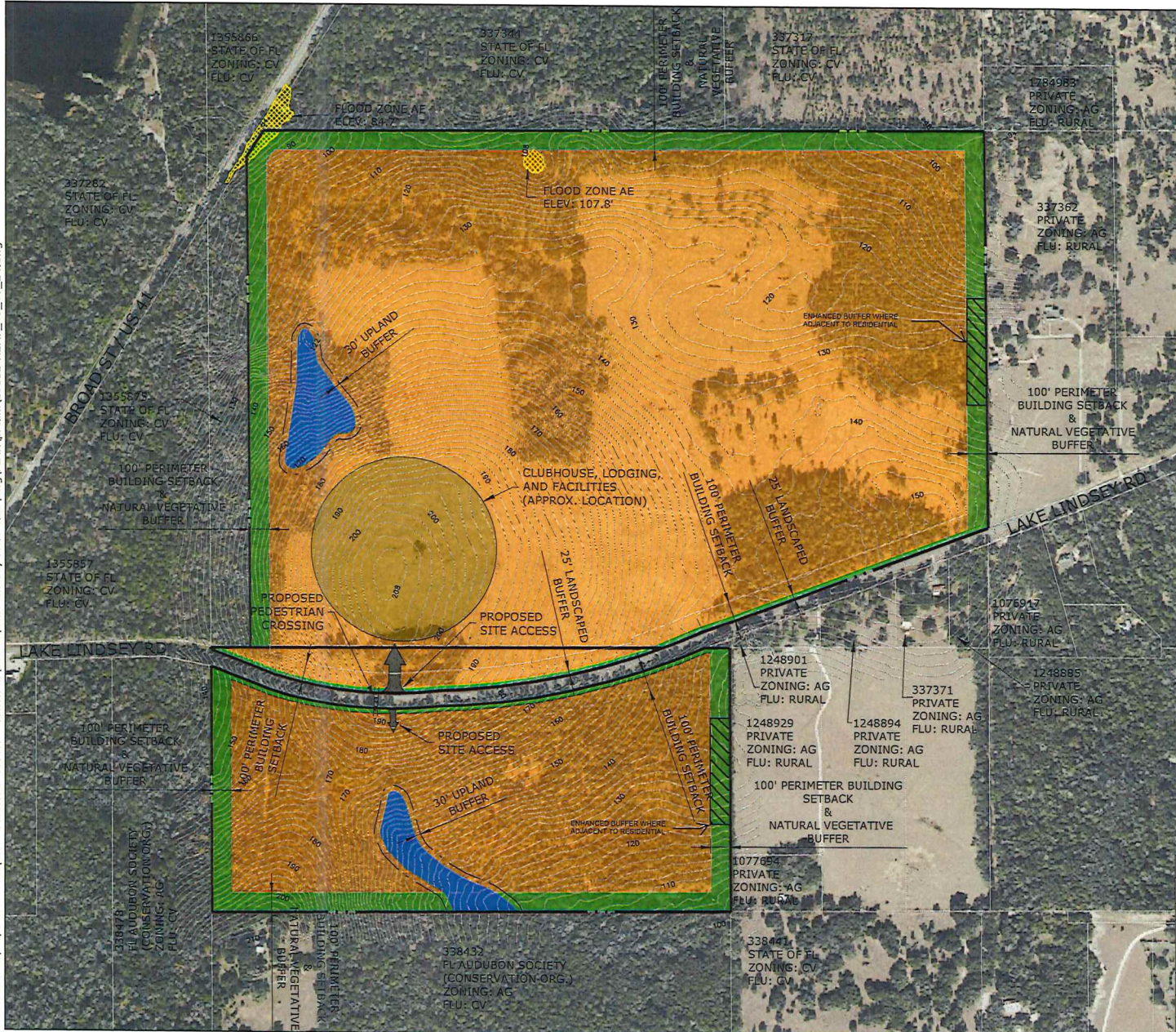
22495 CHINSEGUT HILL RD

BROOKSVILLE, FL 34601

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6	SCOTT MORRIS	352-344-3534	—
7	Carmen F. Guzman	(910) 977-7077	
8	CHARLES LEE	(407) 620-5178	CHLEE2(A)EARTHLINK.NET
9	VICKI MCDUGALD	(239) 229-7940	mcdougald.vicki@hotmail.com
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13	Tom St Clair	904-303-0918	Tom StClair 8@gmail.com

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16	Paul Martin	352 238-6118	
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25	John Elder		
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28	Eugene Kelly	(407) 709-7042	ekelly@fnps.org
29	Linda Morehouse	813-240-0614	ftsjm@aol.com
30	Lloyd Packard	352-247- 9754 8	lloydpackard@yahoo.com
31	MARY ANN PACKARD	" " "	" " "
32	CAROL YAKIMO-ALVAREZ	941-125-0509	CYakimo@gmail.com
33	Victor	813-601-4137	

NO	NAME	PHONE	EMAIL
34	Marahyn Stugardt	352-710-7843	
35	Patti & Paul Zirhut	352-346-1627	
36	Deeron Quirolo	352-277-3330	sierrachickadventurecoastcc@gmail.com
37	Christopher Lewis	352 397 8572	CLKL411@gmail.com
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LEGEND:

- CLUBHOUSE, LODGING, & FACILITIES
- GOLF COURSE, MAINTENANCE, & OPEN SPACE
- APPROXIMATE WETLAND LOCATION
- 100' WIDE NATURAL VEGETATIVE BUFFER
- 25' WIDE LANDSCAPED BUFFER
- FEMA FLOODPLAIN

SITE DATA:

PARCEL KEY #: 337399, 338423, 1355893
PROJECT AREA: 292.2 +/- AC.
OWNER: GOLD DUST FARMS
APPLICANT: SOCIETY HILL PARTNERS LLC
CURRENT ZONING: AG
PROPOSED ZONING: CPDP W/ PDP (REC) AND PDP (RR) CLASSIFICATIONS
FUTURE LAND USE MAP DESIGNATION: RURAL

PROPOSED BUFFERS:

- 25' LANDSCAPED BUFFER ALONG LAKE LINDSEY RD.
- 100' NATURAL VEGETATIVE BUFFER ALONG REMAINING PERIMETER

PERIMETER BUILDING SETBACKS (INCLUSIVE OF BUFFER):

- 100' ALONG LAKE LINDSEY RD.
- NORTH: 100'
- EAST: 100'
- WEST: 100'
- SOUTH: 100'

INTERNAL BUILDING SETBACKS

- MIN. 10' BETWEEN BUILDINGS
- MAXIMUM BUILDING HEIGHT: 45'
- GOLF COURSE SETBACK: 100' FROM ALL PROPERTY BOUNDARIES

UTILITIES:

- A. WATER AND SEWER: ON-SITE UTILITIES
- B. ELECTRIC: WITHLACOOCHIE RIVER ELECTRIC COOPERATIVE
- C. TELEPHONE: BELLSOUTH
- D. FIRE PROTECTION: HERNANDO COUNTY FIRE RESCUE

SOIL CLASSIFICATION:

ARREDONDO FINE SAND, BUCHTON LOAMY FINE SAND, CANDLER FINE SAND, FLEMINGTON FINE SANDY LOAM, KENDRICK FINE SAND, MICANOPY LOAMY FINE SAND, SPARR FINE SAND

NOTES:

- THE MAINTENANCE FACILITY WILL MEET ALL REQUIRED PERIMETER SETBACKS AND BE LOCATED AT AN OPTIMUM LOCATION CONSISTENT WITH FINAL GOLF COURSE LAYOUT
- THE PROPOSED MAINTENANCE ENTRANCE WILL TAKE ACCESS FROM EITHER THE MAIN ENTRANCE OR A SEPARATE ACCESS DRIVE.

LAND USE TABLE

LAND USE	ACRES	ENTITLEMENTS	# OF HOLES
LODGING		30 BUILDINGS	
CLUBHOUSE, FACILITIES, & MAINTENANCE	20	30,000 SF FOR CLUBHOUSE, FACILITIES, & MAINTENANCE	
BUFFERS	15		
GOLF COURSE & OPEN SPACE	257.2		30
TOTALS	±292.2		30

ZONING MASTER PLAN

LAKE LINDSEY FIELD CLUB

Coastal
666 Cambridge Boulevard - Bradenton, Florida 34201
(941) 754-0012

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DATE	REV	DESCRIPTION	REASON

SHEET

1

23112

PRINTED: 06/05/2024 - 11:29am PRINTED BY: JAH DATE: L:\3111\Lake Lindsey Field\23112\JAH\23112-BaseMap.dwg



DATE		REV	BY	NEW	NO	REASON
SHEET 1						
JOB NO: 23112						
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BASE MAP LAKE LINDSEY FIELD CLUB						