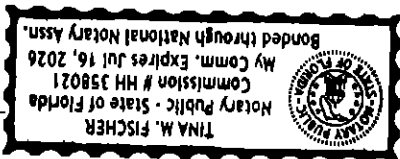
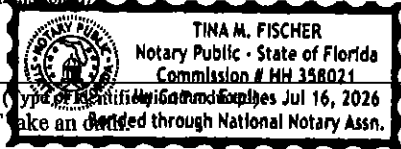


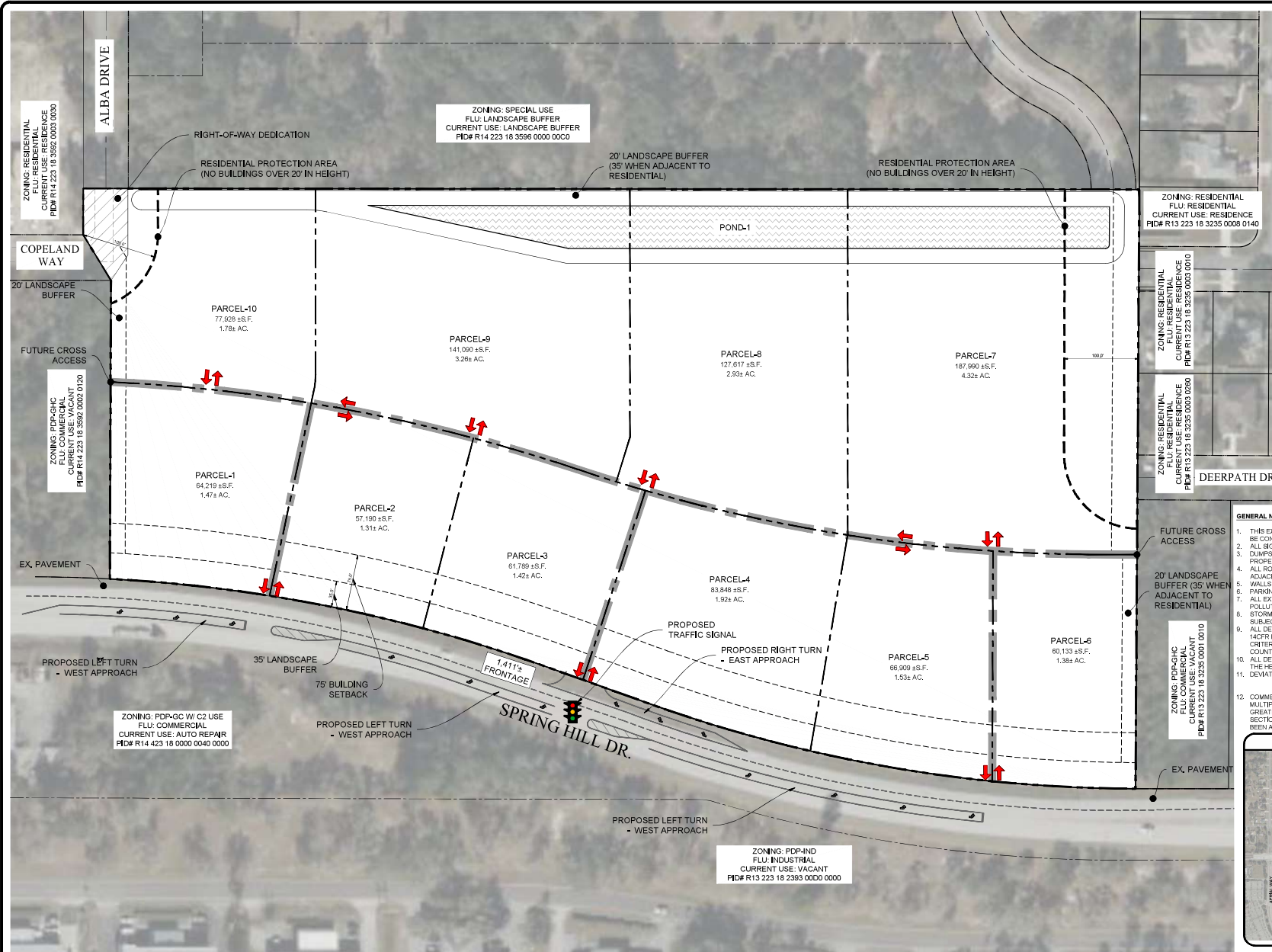
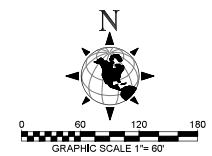
AFFECTED HOMEOWNERS ASSOCIATION (HOA)  
CONTACT AFFIDAVIT

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>Land America, LLC</u>	
File Number: <u>H-23-46</u>	
Before me, the undersigned authority, personally appeared <u>Anne Pollack</u> (Print or Type Name) who, being duly sworn deposes 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>Springwood Estates Unit III Homeowners' Association, Inc.</u> Contact Person: <u>Joseph Filippelli, Secretary</u> I met with the affected HOA on this the <u>6<sup>th</sup></u> day of <u>March</u> , 2024 <u>Anne Pollack</u> (Signature)	
State of Florida County of Hernando Official Date Stamp	On this the <u>6<sup>th</sup></u> day of <u>March</u> , 2024 before me, the undersigned Notary Public of the State of Florida, personally appeared <u>Anne Pollack</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. WITNESS my hand and official seal. <u>Tina M. Fischer</u> NOTARY PUBLIC, STATE OF FLORIDA (Name of Notary Public: Print, or Type as Commissioned) <input checked="" type="checkbox"/> Personally known to me, or <input type="checkbox"/> Produced Identification: _____ <input type="checkbox"/> DID take an oath, or <input checked="" type="checkbox"/> DID NOT take an oath  



ZONING: RESIDENTIAL  
FLU: RESIDENTIAL  
CURRENT USE: RESIDENCE  
PID# R13 223 18 3235 0008 0140

ZONING: RESIDENTIAL  
FLU: RESIDENTIAL  
CURRENT USE: RESIDENCE  
PID# R13 223 18 3235 0003 0010

ZONING: RESIDENTIAL  
FLU: RESIDENTIAL  
CURRENT USE: RESIDENCE  
PID# R13 223 18 3235 0003 0290

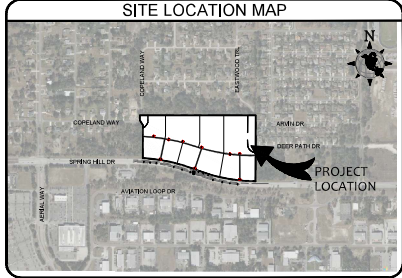
ZONING: PDP-GHC  
FLU: COMMERCIAL  
CURRENT USE: VACANT  
PID# R13 223 18 3235 0001 0010

ZONING: PDP-GC W/ C2 USE  
FLU: COMMERCIAL  
CURRENT USE: AUTO REPAIR  
PID# R14 423 18 0000 0040 0000

ZONING: PDP-IND  
FLU: INDUSTRIAL  
CURRENT USE: VACANT  
PID# R13 223 18 2393 0000 0000

- OVERALL SITE DATA**
- TOTAL PROJECT BOUNDARY AREA (31.34 AC)
  - OWNER: DBW ENTERPRISES INC.  
325 53RD CIR.  
VERO BEACH FL, 32968-2241
  - SITE ADDRESS: SPRING HILL DR.
  - P.L.D. R14 423 18 0000 0020 0010
  - PARCEL KEY NUMBER: 01229218
  - EXISTING USE: VACANT
  - PROPOSED USES:
    - ALL C-1 PERMITTED USES\*
    - ALL C-2 PERMITTED USES PER ACCOMPANYING PLANNED DEVELOPMENT RESOLUTION\*\*
  - \*SEE TRAFFIC REPORT FOR SPECIFIC USES, INTENSITIES AND ALLOTTED TRAFFIC TRIPS. EQUIVALENT PERMITTED USES MAY BE DEVELOPED, SO LONG AS THE OVERALL POOL OF ALLOTTED TRAFFIC TRIPS FOR THE PROJECT IS NOT EXCEEDED.
  - EXISTING FLU: RESIDENTIAL
  - EXISTING ZONING: PDP-GHC
  - PROPOSED ZONING: PDP-GC
  - BUILDING HEIGHT: 60' MAXIMUM
  - MAX FAR PER PARCEL: .6 FAR
  - PERIMETER SETBACKS:
    - NORTH = 35'
    - SOUTH = 75'
    - EAST = 20'
    - WEST = 20'
  - INDIVIDUAL LOT SETBACKS:
    - FRONT = 10'
    - REAR = 10'
    - SIDE = 10'

- GENERAL NOTES:**
- THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONTROLLED IN ANY WAY TO BE USED FOR CONSTRUCTION PURPOSES.
  - ALL SIGNAGE REQUIRES A SEPARATE PERMIT.
  - DUMPSTER AND MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND RIGHTS-OF-WAY.
  - ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW FROM ADJACENT RESIDENTIAL PROPERTIES AND/OR RIGHTS-OF-WAY.
  - WALLS OVER 6' HIGH APPROVED BY SEPARATE PERMIT.
  - PARKING WILL BE PAVED AND BE WITHIN 600' OF THE BUILDING IF IT IS INTENDED TO SERVE ADJACENT RESIDENTIAL PROPERTIES AND/OR RIGHTS-OF-WAY.
  - ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED WITH CUTOFFS TO PREVENT LIGHT POLLUTION OFF SITE.
  - STORMWATER MANAGEMENT AREAS SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND ARE SUBJECT TO CHANGE UPON FINAL CML DESIGN.
  - ALL DEVELOPMENT FOR LAND UNDERLYING THE BROOKSVILLE-TAMPA BAY REGIONAL AIRPORTS (PART 7) SURFACES SHALL USE THE FEDERAL AVIATION ADMINISTRATION (FAA) NOTICE CRITERIA TOOL TO DETERMINE IF AN AERONAUTICAL STUDY IS REQUIRED PER HERNANDO COUNTY ZONING CODE ARTICLE X (HERNANDO COUNTY AIRPORT ZONING ORDINANCE).
  - ALL DEVELOPMENT SHALL COMPLY WITH ARTICLE VIII, SECTION 6 - SPECIAL REGULATIONS OF THE HERNANDO COUNTY CODE OF ORDINANCES APPENDIX A - ZONING.
  - DEVIATION TO SECTION 10-02(2)(C) (PARKING LOT PERIMETER VEGETATIVE BUFFER): REDUCTION FROM 5-FEET TO 2.5-FEET ON EACH SIDE OF INTERNAL PARKING LOTS THAT ABUT EACH OTHER AND ARE NOT SEPARATED BY AN INTERNAL ROADWAY.
  - COMMERCIAL DEVELOPMENT OF ANY SINGLE BUILDING, OR SINGLE SITE DEVELOPMENT WITH MULTIPLE BUILDINGS WITH THE SAME USE AND OWNED AND MANAGED BY THE SAME ENTITY GREATER THAN 60,000 SQUARE FEET OF GFA SHALL BE REQUIRED TO COMPLY WITH ARTICLE VIII SECTION 6 OF THE LAND DEVELOPMENT CODE, SPECIAL REGULATIONS, UNLESS A DEVIATION HAS BEEN APPROVED.



NO.	DATE	REVISION DESCRIPTION	BY

**M MORRIS ENGINEERING AND CONSULTING, LLC**  
 Civil Engineering and Land Development Consulting  
 6977 Professional Parkway East, Suite B, Seaside, Florida 32162 | C.A. 28780 941.414.6644 | www.morriseng.com

DATE 2024-09-07	PROJECT SPRING HILL
DRAWING SP-16-BDP	CHECKED U.M.
DESIGNED C.F.J.	

ZONING AND MASTER SITE PLAN  
**SPRING HILL**  
 HERNANDO COUNTY, FLORIDA

SCALE 1"=60'	SECTION 14, 235, 18'
SHEET 1	OF 1

MATTHEW J. MORRIS  
 FL LICENSE NO. 68634

Public Inquiry Workshop  
Land America, LLC  
H-23-46  
March 4, 2024

## Summary

In attendance were the Applicant, Damian Brink; the Applicant's attorney, Anne Pollack; Matt Morris on behalf of Morris Engineering. Approximately 50 residents attended. Their information is on the enclosed sign in sheet.

Applicant's Attorney introduced the Applicant to the group and the Applicant presented the details of the rezoning and master plan request.

The conceptual plan was presented, along with a rendering of a possible layout. Copies of each are enclosed.

The neighbors had several concerns and comments.

Most were vehemently opposed to the connection of Alba Drive and Copeland Way on the northwest side of the development. They also were very opposed to connecting the neighborhood there to the proposed development. The Applicant advised that they didn't care whether the access was there or not, and so would communicate the neighbor's opposition to a connection to the County and see what the County required.

Several asked about whether Eastwood Trail, Deerfield Road or Arvin Drive would be connected into the project. They did not want a connection. The Applicant reassured them that connections at those locations were not proposed or required by the County.

The neighbors had concerns about particular uses.

- The possibility of having bars in the development. The Applicant advised that no bars, nightclubs or adult facilities would be permitted.
- The possibility of and need for a gas station, including concerns about lighting, size, and aesthetics. The Applicant advised that gas station is permitted in existing zoning and would also be permitted in new zoning. The Applicant hadn't confirmed that a gas station would be developed but that if it were, it would be located nearby the main signalized entrance at the center of the site, as far from residences as is possible.
- The need for a self-storage facility when there is a similar facility down the road and limiting it to 2 stories. They also were concerned about the aesthetics of a self-storage facility. The Applicant advised that there is a strong market for self-storage and that they would email a rendering of other self-storage facilities they had built to the group, which were much more attractive than what was typical in the County.
- There seemed to be possible support for restaurants and office.
- Some residents raised general objections about the project possibly reducing their property values.

- The residents wanted more clarity as to what uses would be here. The Applicant advised that this would continue to allow them to develop the uses permitted by the zoning, but that at this time no particular users were under contract.

Many neighbors stated that they want any business development to be aesthetically pleasing and fit in with the character of the area.

After the meeting, several neighbors approached the Applicant and expressed their excitement and support for the project. They said they'd consider sending letters to the County.

There was a discussion about trees and wildlife that are currently on the development site. The Applicant advised that they would keep what mature trees they could, and would comply with County codes regarding retention of trees. The Applicant stated that a wildlife study had been done and showed gopher tortoises on the property. Impacts to them would be mitigated per law.

The Applicant informed the neighbors of other possible businesses to use the space, including office in the rear, car wash, restaurants, and informed the neighbors that it would be businesses that support the surrounding residential areas. The Applicant also explained that the master plan allows design and restrictions on screening, lighting, and buffering, and the master plan is only good for 2 years.

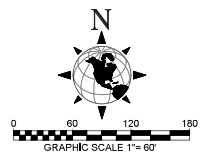
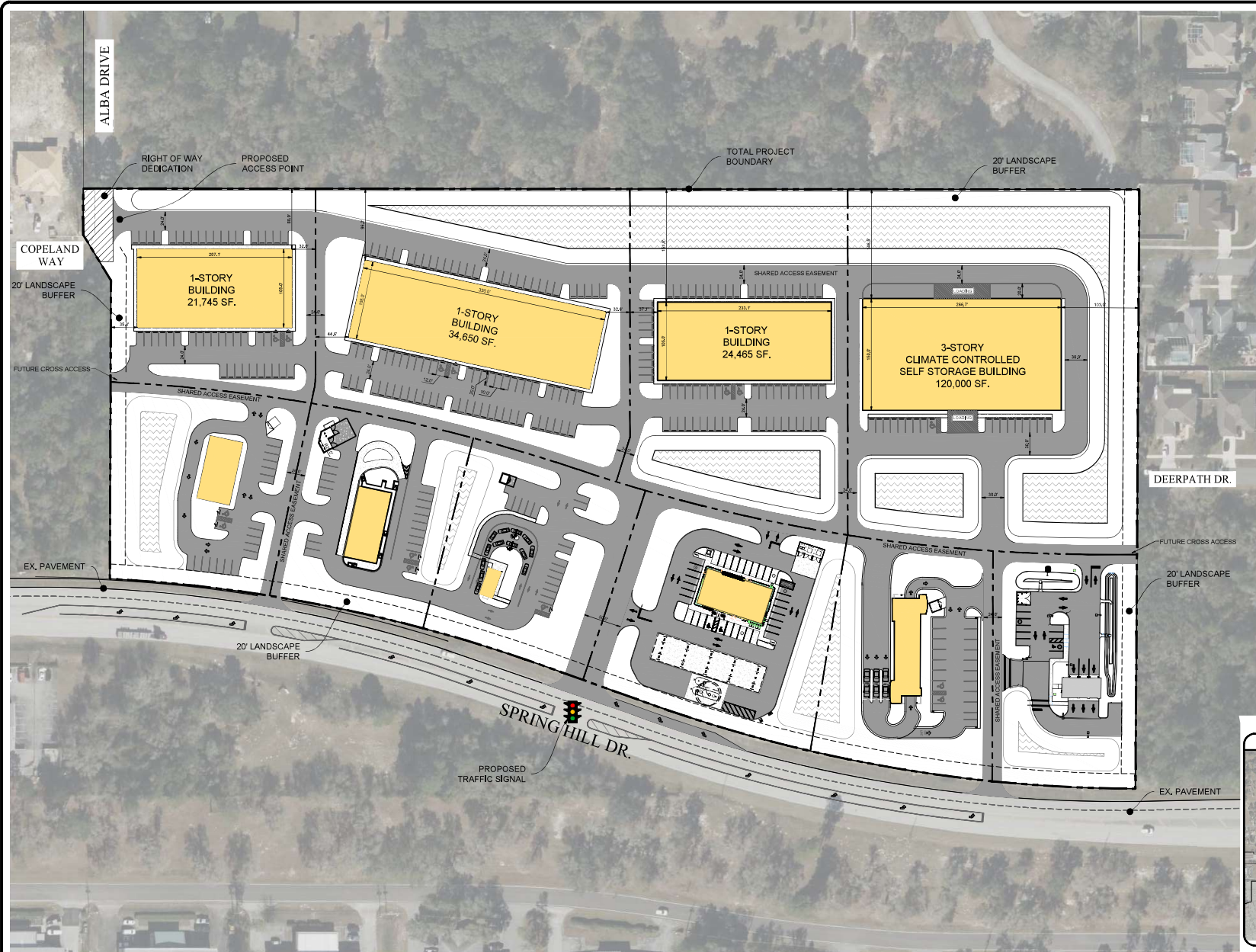
Some neighbors advised that the Applicant should be cautious as there are known sinkholes in the area, some of which are very deep, as well as the fact that the area was a WW2 training ground in the past.

The concerns were addressed and discussed to the extent possible at the meeting. The Applicant offered to send examples of self-storage and other development to ease the minds of the neighbors for the business possibilities, and to send information on the dates of the hearings.

The meeting was from 6pm to 7:30pm.

The list of attendees is enclosed.





**OVERALL SITE DATA**

TOTAL PROJECT BOUNDARY AREA (21.34 AC)

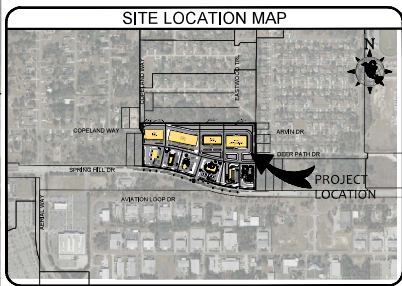
OWNER: DBW ENTERPRISES INC.  
325 S3RD CIR.  
VERO BEACH FL, 32986-2241

SITE ADDRESS: SPRING HILL DR.  
P.I.D. R14 423 18 0000 0200 0010  
PARCEL KEY NUMBER: 01229218  
EXISTING USE: VACANT

PROPOSED USE:  
-G1, LIGHT CONSTRUCTION SERVICE  
-M1, WAREHOUSE

EXISTING FLU: RESIDENTIAL  
EX. ZONING: PDP-GHC  
PR. ZONING: PDP-GC  
BUILDING HEIGHT: 60' MAXIMUM  
PERMETER SETBACKS:  
FRONT = 25'  
REAR = 35'  
SIDE = 20'

TOTAL PROPOSED DRAINAGE AREA: 90,919s S.F. (2,087s AC.)



NO.	DATE	REVISION DESCRIPTION	BY

**M** MORRIS ENGINEERING AND CONSULTING, LLC  
Civil Engineering and Land Development Consulting  
6977 Professional Parkway East, Suite B, Seaside, Florida 32160 | P: 387.780 | 941.414.6644 | www.morriseng.com

DATE: 10-23-23	PROJECT: SPRING HILL
DRAWING: SP-14-BCP	CHECKED: U.M.
DESIGNED: CEJ	

CONCEPTUAL SITE PLAN - 14  
**SPRING HILL**  
HERNANDO COUNTY, FLORIDA

SCALE: 1/4" = 60'	SECTION: 150' - 150'	PROJECT: 14, 23S, 18C
SHEET: 1	OF: 1	MATTHEW J. MORRIS FL. LICENSE NO. 68434



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation

SPRINGWOOD ESTATES UNIT III HOMEOWNERS' ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	N06000007231
<b>FEI/EIN Number</b>	77-0676341
<b>Date Filed</b>	07/06/2006
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	02/28/2018

### Principal Address

15250 Woodcrest rd.  
BROOKSVILLE, FL 34604

Changed: 02/28/2018

### Mailing Address

15250 Woodcrest rd.  
BROOKSVILLE, FL 34604

Changed: 02/28/2018

### Registered Agent Name & Address

Kirby, James M  
15250 Woodcrest rd.  
BROOKSVILLE, FL 34604

Name Changed: 02/28/2018

Address Changed: 02/28/2018

### Officer/Director Detail

#### **Name & Address**

Title Director / Vice President

JOHNSON, KEN  
15296 ALBA DR.  
SPRING HILL, FL 34604

Title Director / President

KIRBY , JAMES  
15250 WOODCREST RD.  
SPRING HILL, FL 34604

Title Director / Secretary

Filippeli, Joseph  
15249 Alba dr.  
Brooksville, FL 34604

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	03/14/2022
2023	01/30/2023
2024	02/05/2024

**Document Images**

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<a href="#">01/30/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/13/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/22/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/16/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">03/17/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">05/19/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">08/16/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/06/2006 -- Domestic Non-Profit</a>	<a href="#">View image in PDF format</a>

# LAND AMERICA COMMERCIAL CENTER

PUBLIC INQUIRY MEETING

MARCH 1, 2024

NAME	EMAIL	PHONE
Chris Woernlein	Cwoernlein@gmail.com	
Charley Woernlein		
RONNE MARUCC	bad502@ymtcc.com	586-899-6747
ANNIE MARUCC	alewis1972@hotmail.com	580-321-0389
ROBBIE ROBERTSON	SLANT & peoplepc.com	352-345-4984
HENRI JOHNSON	JOUESABREAT@yahoo.com	352-797-5320
Joseph Filippelli	filippelli jr@gmail.com	
VOHXI WATSON		352-238-9041
Patti Werner		
Evelyn Algarin	algarin689@gmail.com	914-844-0789
Larry Kunde	Larryjs1979@gmail.com	727-534-1987
Sue Allison Roberts	Sueallisonroberts@gmail.com	614-781-0861
PATRICIA JONES	waldofl@yahoo.com	352-263-4864
JOE WAJERSKI	JWAJERSKI@gmail.com	352-442-3104
Eugene + Elizabeth Marchand	eugene.marchand@hotmail.com	519-689-4964
JOSEPH FAUST	jfaust1@tampabay.rr.com	727-808-1796



# LAND AMERICA COMMERCIAL CENTER

PUBLIC INQUIRY MEETING

MARCH 1, 2024

NAME	EMAIL	PHONE
WILLIAM ECKERT	WHECKERT@AOL.COM	813-784-6670
Cathy Waldron	aimsouth222@gmail.com	(352) 585-6834
Ben Moser	bmmnotust@gmail	352 397 6140
Ray Hermann	RAYH1952@gmail.com	8133442481
Reva Masholder	Reva_Kay@hotmail.com	8133686116
Dave Coppola	kbroksch@gmail.com	752 428-1397
MICHAEL ALGARIN	mygarin@msn.com	9148840783
Judy + Charles Cipriani	ccipriani@tampebay.rr.com	(352) 796-4349
Janet Brown	janetbrown817@hotmail.com	852-942-9800
James Muccioli	jmacm1@t1-yahoo.com	3526501062
Linda Brimm	lindabrimm@rocketmail.com	352 238 4487
Kelley Blevins	kelleyblevins1964@gmail.com	205 9601189
Christ + Kate Kelly	avirgo76@gmail.com	610-888-8186
Tom Livi	ramquad2000@yahoo.com	727-580-3432

# LAND AMERICA COMMERCIAL CENTER

PUBLIC INQUIRY MEETING

MARCH 1, 2024

NAME	EMAIL	PHONE
<i>[Signature]</i>	ARNOLDINAMELO@LIVE LIVE.COM	352 3454202
Donald Kardos	don.kardos@honeywell.com	352/293-1387
<i>[Signature]</i>		352 7965184
Mr. & Mrs. H. W. Cunniff, IV	3355 Sunny Brook Trail	(352)-848-0066
Rhonda Bowers	15469 Deer Path Dr	352-769-7588
Mary Ellen Neborski	Meganeborski@icloud.com	352 287 3995
Rodolfo Luttich	rluttich@gmail.com	727-687-9155

