

Workshop Date: 9/12/22

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 Jaime Jones
(Print or Type Name)

who, being duly sworn deposeth and says that:

1. The Notice of Public Hearing sign(s) were posted on 9/1/22, and;
2. The attached photograph(s) of the posted sign(s) were taken on 9/1/22

Application Name: SURESH GUPTA

File Number: H-22-41

Jaime Jones
(Signature)

State of Florida
County of Hernando

On this the 1st day of September, 20 22 before me, the undersigned Notary Public of the State of Florida, personally appeared

Jaime Jones

(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.

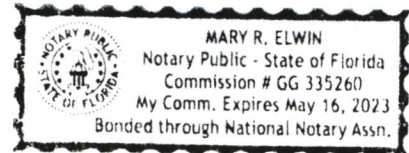
Official Date Stamp:

NOTARY SEAL:

WITNESS my hand and official seal.

Mary R. Elwin
NOTARY PUBLIC, STATE OF FLORIDA

MARY R. ELWIN
(Name of Notary Public: Print, or Type as Commissioned)



- ☐ Personally known to me, or
☒ Produced Identification: FL DL Exp 4/28/31
(Type of Identification Produced)
☐ DID take an oath, or ☐ DID NOT take an oath.

Received

SEP 01 2022

Planning Department
Hernando County, Florida

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:

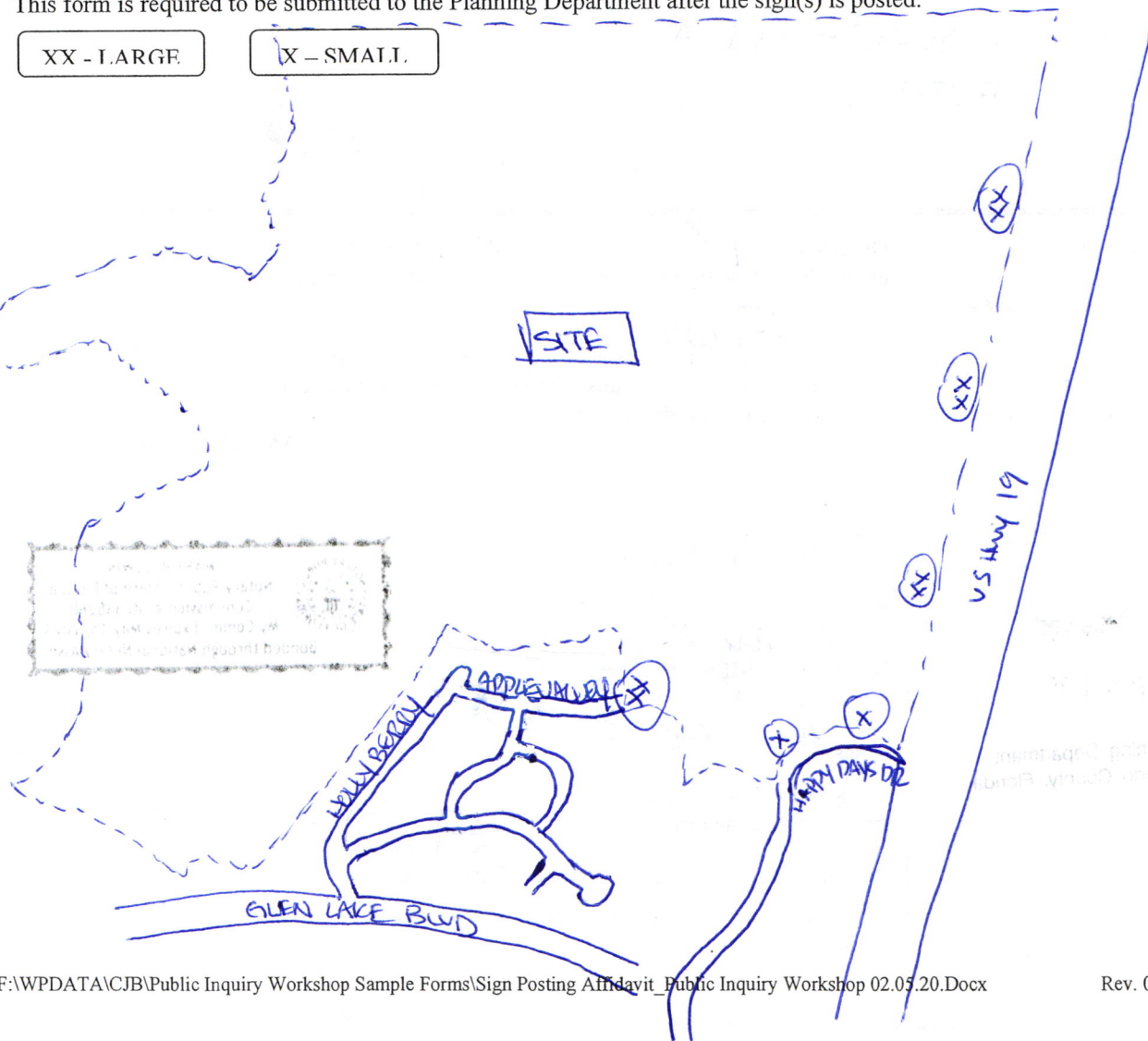
The sign(s) furnished by the Planning Department shall be posted by the applicant along each front lot line with the bottom of the sign(s) at least three feet above grade on the property being considered under this petition. The sign cards shall be posted at the outer property line along the road or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



AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP
MAILING OF NOTICE

I, Jaime Jones, hereby certify that I did mail a notice of the 1st of September, 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.

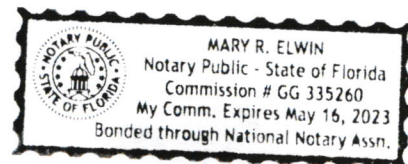
Jaime Jones
Signature of Affiant

STATE OF FLORIDA
COUNTY OF Hernando County

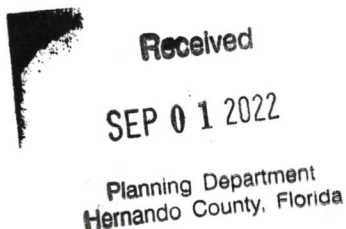
The foregoing instrument was acknowledged before me this 1st day of September, 2022,
by Jaime Jones who is ☐ personally known to me
or ☒ produced FL DLExp 4/28/31 identification.

WITNESS my hand and official seal at Hernando County, Florida

Mary R Elwin
Signature of Notary Public



Notary Seal/Stamp



Rev. 01/3/17

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>Suresh Gupta</u>	
File Number: <u>H-22-41</u>	
Before me, the undersigned authority, personally appeared <u>Jaime Jones</u> <small>(Print or Type Name)</small>	
who, being duly sworn depose 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>Glen Lakes HOA</u>	
Contact Person: <u>Joline - HOA Assistant / Chan Tinkle, Assn Manager</u>	
I met with the affected HOA on this the <u>1st</u> day of <u>September</u> , 20 <u>22</u>	
<div style="text-align: center;"><u>Jaime Jones</u> <small>(Signature)</small></div>	
State of Florida	On this the <u>1st</u> day of <u>September</u> , 20 <u>22</u> before me,
County of Hernando	the undersigned Notary Public of the State of Florida, personally appeared
<div style="text-align: center;"><u>Jaime Jones</u> <small>(Name(s) of the Individual(s) who appeared before notary)</small></div>	
Official Date Stamp	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.	
NOTARY SEAL	
<div style="display: flex; justify-content: space-between; align-items: center;"><div style="width: 60%;"><div style="text-align: center;"><u>Mary R Elwin</u> NOTARY PUBLIC, STATE OF FLORIDA <u>MARY R. ELWIN</u> <small>(Name of Notary Public: Print, or Type as Commissioned)</small></div><div><input type="checkbox"/> Personally known to me, or <input checked="" type="checkbox"/> Produced Identification: <u>FL DL Exp 4/28/31</u> <small>(Type of Identification Produced)</small> <input type="checkbox"/> DID take an oath, or <input type="checkbox"/> DID NOT take an oath.</div></div><div style="width: 35%; border: 1px solid black; padding: 5px; text-align: center;"><small>MARY R. ELWIN Notary Public - State of Florida Commission # GG 335260 My Comm. Expires May 16, 2023 Bonded through National Notary Assn.</small></div></div>	

Received

SEP 01 2022

Planning Department
Hernando County, Florida

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SEP 21 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-22-47

Applicant Name: Suresh Gupta

Public Inquiry Workshop Date: 9/12/22

Jaime Jones
Signature of Affiant

STATE OF FLORIDA
COUNTY OF *Hernando County*

The foregoing instrument was acknowledged before me this 12th day of September, 2022, by
Jaime Jones who is ☒ personally known to me or
☐ produced _____ as identification.

WITNESS my hand and official seal at Hernando County, Florida

Carrie Donelan-Fisher
Signature of Notary Public



Notary Seal/Stamp



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SEP 21 2022

Planning Department
Hernando County, Florida

Glen Lakes Phase II Public Information Workshop Summary

Monday, September 12th, 2022

10:30 – 11:30AM

West Branch of the Hernando County Public Library.

On the morning of September 12th, WGI, on behalf of Park Square Homes, hosted a public inquiry workshop to discuss the reestablishment of the Glen Lakes Phase II Master Plan as required by the Hernando County Planning Department.

The meeting was attended by approximately 30 residents, one representative from Park Square Homes, and one representative of Lowndes Law.

Jaime Jones of WGI, representing Park Square Homes, described the location of the project, the development proposal, density, amenities, anticipated traffic impact, and possible housing designs included in the Glen Lakes Phase II Master Plan. The proposed Master Plan, aerial map, and traffic data were shown to the residents for review.

The following questions and topics were posed by the residents to Jaime for comment:

1. Where will the access to the development be located?
 - a. Discussion of location of signalized intersections in area
2. Will this development be part of the Glenn Lakes subdivision?
3. Discussion of wildlife mitigation and presence of wildlife in surrounding areas
4. Discussion of wetlands that are present on the property
5. Discussion of any wall between Glenn Lakes and the Project either planned or otherwise
6. Maintenance of an existing wall near property
7. What will the size of the homes be?
8. Questions regarding mitigation generally
9. Discussion of construction traffic
 - a. Maintenance of Traffic Plan (MOT)
10. Security (and/or separation measures) between the two projects
11. Discussion of flood zone designations on the property and relation of development to drainage matters
12. Discussion of rainfall and concerns over any flooding
13. Desire to have wetlands determinations be made available to the public
14. How will can we mitigate traffic going through Glenn Lakes access road?
15. Importance of Roadway safety
16. Questions regarding additional traffic on Outer Banks
17. Will there be an HOA for this development?
18. Mention of traffic accidents near Walgreens
19. When will this project break ground

WGI then sent a copy of the proposed Master Plan and the PowerPoint presentation to Bob Widmar ([Y-rwidmar@tampabay.rr.com](mailto:rwidmar@tampabay.rr.com)) as a representative of the Glen Lakes Home Owners Association.

[illegible]

Received

SEP 21 2022

Planning Department
Hernando County, Florida

WHERMAN @
TAPAKAY.RR.COM

WILLAS HERMAN

NOTIFICATION SIGNS	
File Number:	H-22-47
Date of Workshop:	September 12, 2022
Time of Workshop:	10:30 AM – 11:30AM
Request:	Establish a Master Plan on Property Zoned PDP(SF) Planned Development Project (Single Family)
Workshop Location:	West Hernando Branch Library, 6335 Blackbird Ave, Spring Hill
Number & Size of Signs:	44" X 28": 4 22" x 28": 2 Stakes: 3
Sign Type	Public Inquiry Workshop
Sign Color	Blue
Fees Due:	TOTAL: <u>\$89.50</u> (\$15.00 per LG sign; \$8.50 per SM sign \$1.25 per stake) __4__ x \$15.00 = \$15.00; __2__ x \$8.50 = \$ 8.50 __; __10__ x \$1.25 = \$3.75

Additional information not appearing on the sign(s):

Applicant Name: Suresh Gupta

General Location: North of Happy Days Drive and west of US Hwy 19

H2247 Public Inquiry Workshop

On September 12, 2022 Jamie Jones of WGI held a public inquiry workshop as required by the Hernando County Planning Department as one of the first steps in the application for a revised Master Plan for the property directly north of Glen Lakes and just west of US19. He represented the owner, Walton Acquisition FL, LLC and the developer Park Square Homes (PSH).

The subdivision is to be called "The Canopy" according to a PSH representative present. According to Mr. Jones, it will be built in four phases called Villages (A,B,C,D). They anticipate starting the first phase in late 2023 through 2025. Each phase will contain approximately 200 dwelling units, all single family. The homes will be block (single story) with 'stick' second floors if purchasers select two story models.

While their first paperwork noted 943 homes, they have targeted 750 to 850 as more appropriate. The subdivision will have a clubhouse and recreational area (7 acre park). It will not be gated nor will it have a Homeowner's Association.

Mr. Jones provided trip information. Using county and accepted models they anticipate 7,405 trips daily when all four villages have been constructed. He also stated that talks have begun for signalization of the intersection of US19 and Bourassa, the site of the main entrance. Access will also be provided along Happy Days Drive (Walgreen's entrance off US19).

In attendance were approximately 20 residents of Glen Lakes who signed an attendance sheet as part of the county request.

Discussion centered around security for Glen Lakes, traffic flow, stormwater control.

SECURITY: The developer has no plans to build a wall on the areas which directly abut Glen Lakes homes. The possibility of a wall funded and built by both PSH and GL was discussed and will be pursued according to Mr. Jones. Several other areas between the subdivision and GL are separated by wetlands.

STORMWATER: At present during heavy rains, areas of the properties along Holly Berry in GL flood. Concern was raised on how the developer would ensure that stormwater from the subdivision would be kept from intruding on GL properties. Mention was made of the permitting process of SWFWMD to insure proper drainage and water retention.

TRAFFIC: Residents pointed out that subdivision residents exiting the property on Happy Days could make a turn onto Outer Banks Drive and exit through the GL main entrance rather than by the Walgreen's. It was stated that OBD is a frontage road that cannot be blocked.

Bob Widmar - attendee

Omar DePablo

From: Jaime Jones <Jaime.Jones@wginc.com>
Sent: Tuesday, September 6, 2022 9:19 AM
To: Omar DePablo
Cc: Sugandha Sharma; Richard Reace; Lilyann Linehan
Subject: RE: [EXTERNAL] Canopy PD Master Site Plan Application
Attachments: Mailing Notice Affidavit.pdf; Sign Posting Affidavit.pdf; Affidavit PIW Citizen Sign-in Sheet.pdf; Proof of payment - signs.pdf

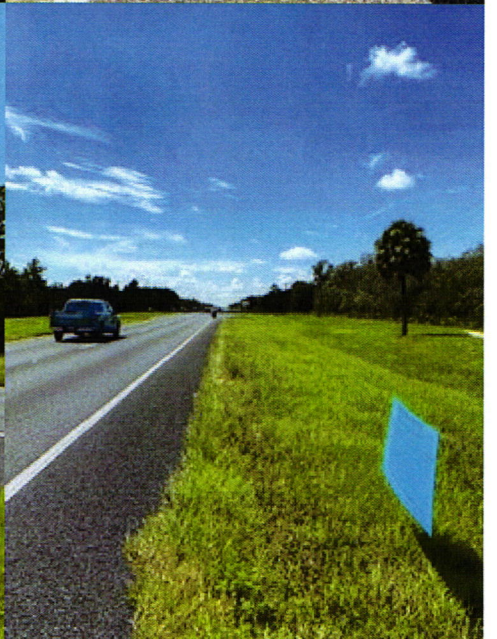
CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

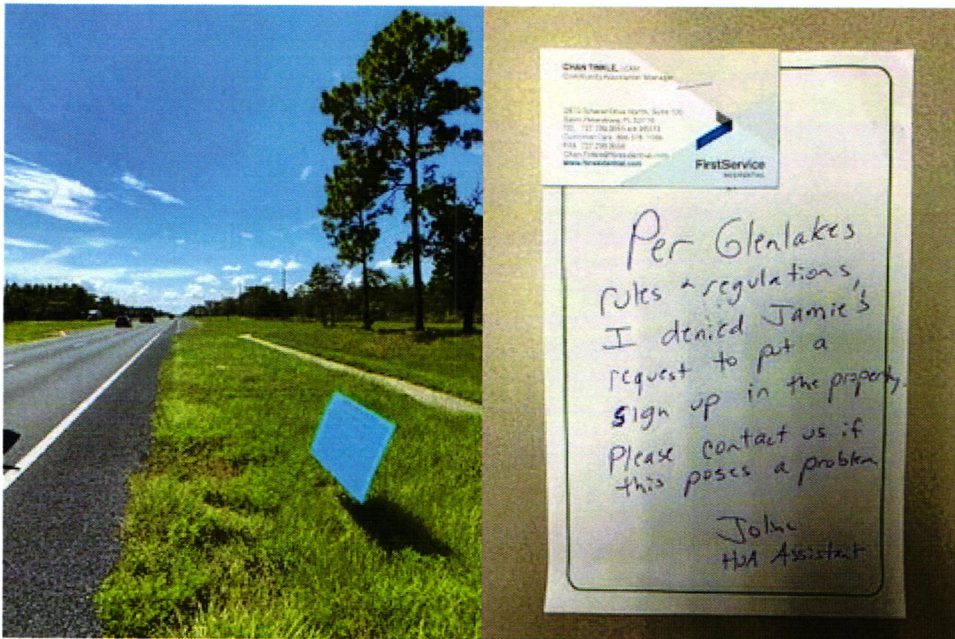
Omar,

Please see the scanned in copies of the affidavits that confirm 1) Sign posting, 2) APO mailings, and 3) HOA contact.

I have also attached the photos of the signs posted, and the note from the HOA stating that I could not access or post a sign within their boundary.

Thank you,





Jaime Jones, AICP

Project Manager - Land Development

3111 W. Dr. Martin Luther King Jr. Boulevard, Suite 375
Tampa, FL 33607

813.574.3190 | 813.559.2276 (direct)



From: Omar DePablo <ODepablo@hernandocounty.us>
Sent: Thursday, September 1, 2022 8:44 AM
To: Jaime Jones <Jaime.Jones@wginc.com>
Subject: RE: [EXTERNAL] Canopy PD Master Site Plan Application

Almost forgot. There will be a fee for the signs and stakes of \$89.50. That can be paid in check or cash.



Omar DePablo

Senior Planner | Planning Division

Hernando County Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 ext. 28028

Fax: (352) 754-4420

Email: odepablo@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>



Please consider the environment before printing my e-mail.

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