

AFFIDAVIT ATTESTING TO PROVIDING PUBLIC NOTICE

STATE OF FLORIDA
COUNTY OF VOLUSIA

I, Ursula Amon, Manager on behalf of VILLA RICHEY LLC, the property owner of the below-referenced property hereby state:

- That I am the owner and record title holder or the authorized representative for same of the following described property:
 - 4206/4210 Madison Street, Parcel No.: 16 26 16 0010 06100 0010
- That this property constitutes the property for which an approval is requested according to project name and number listed below:

Project Name: Villa Richey

Project Number: RESSUB-2023-00081

Approval requested for: Preliminary Development, Construction, and Stormwater Management Plan

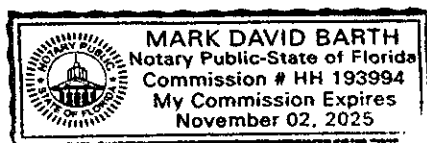
Attached is the following:

Certificate of mailing for the notices, which were mailed on March 22, 2024.

FURTHER AFFIANT SAYETH NOT

The foregoing instrument was acknowledged before me by means of physical presence this 22nd March of 2024, by Ursula Amon, Manager of Villa Richey, LLC a Florida corporation, on behalf of the corporation. She is personally known to me.

Seal:




NOTARY PUBLIC



5048 POINTE EMERALD LANE; BOCA RATON, FL
(p) 561.465.5949 | (e) nbarnett@bardezco.com

NEIGHBORHOOD NOTICE

Dear Property Owner:

Notice is hereby given that Pasco County Government is currently reviewing a Development Permit Application for:

Project: **Villa Richey, RESSUB-2023-00081**

Developer: **VILLA RICHEY LLC** for the construction of **MULTIFAMILY RESIDENTIAL DEVELOPMENT w/ 73 TOWNHOUSE UNITS**

Location: **4206/4210 Madison Street**

Parcel I.D.: **16 26 16 0010 06100 0010**

The project includes (an) alternative standard(s) request(s) for the following Land Development Code deviations:

Alternative standard to LDC 901.6.D.1 w/ request to provide a 30' wide street width (private)

The development plan is available for public inspection during normal business hours 8:00 to 5:00 p.m., Monday through Friday, except legal holidays, at the following location:

Planning and Development Department
West Pasco Government Center, Suite 360
8731 Citizens Drive
New Port Richey, FL 34654

If you would like to review the development plan electronically, please e-mail the County at projectinquiry@pascocountyfl.net so we may forward all plans accordingly.

You may provide any comments/concerns you may have directly to the Planning and Development Department within 15 days of receipt of this letter. All comments will be forwarded to the developer/engineer of record and will be taken into consideration during the review process.

Aggrieved persons whose interests are substantially affected by the permit issuance may appeal the permit in accordance with Section 407, Appeals, of the Pasco County Land Development Code.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provisions of certain assistance. Within two working days of your receipt of this notice, please contact the Customer Service, West Pasco Government Center, 8731 Citizens Drive, New Port Richey, FL 34654; (727) 847-2411 (v) in New Port Richey; (352) 521-4274 (v) Dade City; via (727) 847-8949 if you are hearing impaired.



4245 ATHENS LAND TRUST HARTNEY RYAN TRUSTEE
811 49TH ST N
ST PETERSBURG FL 33710

A & R HOLDING OF TRINITY LLC
4138 MADISON ST
NEW PORT RICHEY FL 34652-6060

ADVANTA IRA SERVICES LLC
13191 STARKEY RD STE 2
LARGO FL 33773-1438

ALTO ASSET COMPANY 5 LLC
5001 PLAZA ON THE LAKE STE 200
AUSTIN TX 78746

ARATCHIYSKY LUBOMIR
4152 ATHENS AVE
NEW PORT RICHEY FL 34652-5501

ARMSTRONG PLAZA LLC
4051 MADISON ST STE 8
NEW PORT RICHEY FL 34652

BAGGARLY ROBERT & CATHERINE
1611 KISH BLVD
TRINITY FL 34655-5314

BAREFORD RUSSELL NEVILLE
4226 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5815

BASNETT MARIANNA
4208 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5841

BASNETT THOMAS EDWARD JR
4149 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5816

BAXTER THERESA
4204 ATHENS AVE
NEW PORT RICHEY FL 34652-5501

BEGUM KHALEDA & KAMALUDDIN MOHAMMAD
14540 POTTERTON CIR
HUDSON FL 34667-4188

BELLAVANCE AMANDA & MOSLEY AVERY
4301 LAS VEGAS DR
NEW PORT RICHEY FL 34653

BERGER DEAN
PO BOX 1847
TARPON SPRINGS FL 34688-1847

BISLICK DONALD J & GERALDINE REVOCABLE LIVING
TRUST
1904 LIBBY CT
HOLIDAY FL 34690-4567

BLACKWELL BRIAN S
4232 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5815

BOURSAW TROY A
4146 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5819

BROWN STEVEN & SHIRE CONNIE & BINION MARGIE
5929 ASHEN AVE
NEW PORT RICHEY FL 34652-5524

BRUMLEY LARRY
4130 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5819

BUI MAI
10304 HOBIE CT
TAMPA FL 33615-2533

BUNNELL MERLE & JULIETTE
4227 MESA RD
NEW PORT RICHEY FL 34653

CABRAL JOSE & MARIA A
18567 CORTES CREEK BLVD
SPRING HILL FL 34610-0010

CAPPADONA KAREN H
11727 CASTINE ST
NEW PORT RICHEY FL 34654-1818

CAROZZA ADAM J & LINDA
4151 MESA DR
NEW PORT RICHEY FL 34653-5826

CARTER JOHN CAREY & DIANA AGNES
3343 OTTWAY DR
HOLIDAY FL 34691-1520

CARTER MATHEW
690 SW 1ST COURT APT# 1010
MIAMI FL 33130

CEDAR POINTE CONDOMINIUM C/O SENTRY
MANAGEMENT INC
2180 W STATE ROAD 434 STE 5000
LONGWOOD FL 32779-5042

CHENEY JACQUELINE L
4118 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5819

CHESHAM DRIVE LLC
9915 PALMER DR
NEW PORT RICHEY FL 34655

CHICOINE BRIAN S & PAMELA M
4143 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5816

CIULLA HELLA
6141 CHESHAM DR APT 9
NEW PORT RICHEY FL 34653-5719

CLARK JACK BRUCE
4204 MEMPHIS AVE
NEW PORT RICHEY FL 34652-5518

CLEMENTS CLIFFORD JR
PO BOX 813
ELFERS FL 34680-0813

COLLINS LORA M
5926 GREY ST
NEW PORT RICHEY FL 34652-5550

CONWAY JAMES & LARREN
10902 TALL OAK CIR
RIVERVIEW FL 33569

CORNETT MICHAEL & UZZO CHARLES
4238 ATHENS AVE
NEW PORT RICHEY FL 34652-5501

DANKOS PAMELA L
6165 CHESHAM DR APT 2
NEW PORT RICHEY FL 34653-5723

DELORIEA RENEE & DELORIEA LINDA LOU TRUST
7562 GEORGE E HORN RD
NASHVILLE TN 37221-1114

DEPIETRO CAROLYN J
6207 SILVER DR
NEW PORT RICHEY FL 34653-2635

DIXON CHRISTOPHER C
11915 56TH ST E
PARRISH FL 34219-5833

DOGIPARTHI KAVITHA
7545 PERRENNIAL ST
FRISCO TX 75035-9419

DOLPH RICHARD & PATRICIA LEPOIDEVIN
6037 CHESHAM DR UNIT 6
NEW PORT RICHEY FL 34653

DOMINGUEZ MARY
6165 CHESHAM DRIVE UNIT 10
NEW PORT RICHEY FL 34653

ECHTERLING GLYNNELLE & SMITH IYAN D A
4239 ATHENS AVE
NEW PORT RICHEY FL 34652-5502

ELFERS SQUARE CENTER INC
1003 W CLEVELAND ST
TAMPA FL 33606-1913

ESTRELLA YOJAIDA
5128 30TH AVE 4H
WOODSIDE NY 11377

FAITH BUILT LLC
5608 WYOMING AVE
NEW PORT RICHEY FL 34652

FORMICO DARRELL
6176 CHESHAM DR UNIT 6
NEW PORT RICHEY FL 34653

FOWLER PIERRE M
312 E BOYER ST
TARPON SPRINGS FL 34689-4404

FRENIA MARY & HOWARD SR
6037 CHESHAM DR UNIT 5
NEW PORT RICHEY FL 34653

GARCIA EDITH
4153 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5816

GARCIA MARTHA
6124 CHESHAM DR APT 5
NEW PORT RICHEY FL 34653-5718

GARCIA PROPERTY SOLUTIONS LLC
7901 4TH ST N STE 300
SAINT PETERSBURG FL 33702

GEORGE ROBERT F II
8714 TORCHWOOD DR
TRINITY FL 34655-5329

GOLD ALAN & MAIZIE
6110 CHESHAM DR # UNIT 2
NEW PORT RICHEY FL 34653

GOLDEN-DEWITT RICHARD B & DEWITT RALPH
4210 RICHMOND AVE
NEW PORT RICHEY FL 34652-5530

GONZALEZ REBECCA L
4233 MESA DR
NEW PORT RICHEY FL 34653-5822

GREEN ROBERT A JR & TAMMI L
1041 TOSCANO DR
TRINITY FL 34655-7069

GREGORY RICHARD & GERALDINE GREGORY
GERALDINE
6141 CHESHAM DR APT 10
NEW PORT RICHEY FL 34653-5719

GURKA FAMILY TRUST GURKA EDWARD T TRUSTEE
5213 RICHMOND RD
WEST MILFORD NJ 07480-1912

HACKETT ROBERT F
4311 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5842

HAPPY HOMES 2018 LLC
1844 VICEROY LN
HOLIDAY FL 34690-4425

HARRIS JAMES L JR
6336 MILLSTONE DR
NEW PORT RICHEY FL 34655-5510

HARRIS K AZALEE REV TRUST HARRIS K AZALEE
TRUSTEE
5918 GREY ST
NEW PORT RICHEY FL 34652-5550

HAWKSLEY MILFORD W
125 BROADWAY APT 107
BUCKSPORT ME 04416-4652

HEAD CLARENCE & DEBORAH
10203 GRAHAM DR
CLARKSTON MI 48348-2425

HEISSENBERG CRYSTAL J
4217 ATHENS AVE
NEW PORT RICHEY FL 34652-5502

HERNANDEZ JESUS A & NIEVES TERESA DJ
4214 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5841

HILARIO JOSE A
3446 CALERA DR
HOLIDAY FL 34690-2309

HORNSBY CYNTHIA
4127 LAS VEGAS DR
NEW PORT RICHEY FL 34653

HOWARD SHIRLEY & MICHAEL & GIGNAC
CHANTELLE M
4223 ATHENS AVE
NEW PORT RICHEY FL 34652-5502

IRANPUR TIRANDAZ S
4245 MESA DR
NEW PORT RICHEY FL 34653-5822

JERMANTOWICZ ROBERT
6037 CHESHAM DR APT 8
NEW PORT RICHEY FL 34653-5703

JOE B MOORE LLC
1842 OAK PARK DR S
CLEARWATER FL 33764-6437

JONES PATRICIA
6124 CHESHAM DR UNIT 2
NEW PORT RICHEY FL 34653

KANNON DAYTON & BRADLEY MEGAN
5934 ASHEN AVE
NEW PORT RICHEY FL 34652-5525

KAS PLUS FAMILY TRUST
120 HARBOR VIEW LN
BELLEAIR BLUFFS FL 33770-2605

KASTING JUDY L
84 E 225 S
FRANKLIN IN 46131-8451

KENDRICK GORDON C REVOCABLE DECLARATION
OF TRUST
4124 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5819

KING DIANE
6050 CHESHAM DR #2
NEW PORT RICHEY FL 34653

KIRK HENRY
4217 MEMPHIS AVE
NEW PORT RICHEY FL 34652-5519

KIRKWOOD SCOTT M
6176 CHESHAM DR UNIT 9
NEW PORT RICHEY FL 34653

KLEIN SUSAN
6050 CHESHAM DR # UNIT 7
NEW PORT RICHEY FL 34653

KODIAK INVESTMENT CORPORATION
10154 SOUTHWOOD CT
NEW PORT RICHEY FL 34654

KOPP ROBERT
6111 CHESHAM DR APT 8
NEW PORT RICHEY FL 34653-5711

KOTSONIS ANTHONY
46 W LIME STREET
TARPON SPRINGS FL 34689

KUGLARZ MIROSLAW & AUST JENNIFER T & AMANDO
J
1140 MAYBURY DR
HOLIDAY FL 34691-5134

LANG MICHAEL
1612 N HWY 87
LAMESA TX 79331

LARIMORE VERNON
6141 CHESHAM DR APT 2
NEW PORT RICHEY FL 34653-5720

LAS VEGAS STREET LLC
712 CAMELLIA CT
SEFFNER FL 33584-5702

LEACH KATHLEEN
2030 ELM ST
POTTSVILLE PA 17901-8500

LEHNE JOHN
4012 NE ROSELAWN ST
PORTLAND OR 97211

LIPTON CONSTRUCTION LLC
17335 GUNLOCK RD
LUTZ FL 33558-8445

LOPEZ DANIELA
12941 ACHASTA BLVD
HUDSON FL 34669

LYLE SHARON PUTARO
5533 NIMITZ RD
NEW PORT RICHEY FL 34652

MARSDEN MARILYN
6165 CHESHAM DR APT 6
NEW PORT RICHEY FL 34653-5723

MATYKA COLLEEN M & CLAUDE D
4317 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5842

MAYNARD FRED & TAMRIA
6141 CHESHAM DR #1
NEW PORT RICHEY FL 34653

MCCOLLUM IVIS & MARCHENA JOSEFA
2216 EDELWEISS LOOP
TRINITY FL 34655-4945

MCGRATH JOHN R JR
6037 CHESHAM DRIVE UNIT 3
NEW PORT RICHEY FL 34653-5704

MCLP ASSET COMPANY INC
PO BOX 10826
GREENVILLE SC 29603

MDK PROPERTIES LLC
6266 S COLONIAL WAY
TEMPE AZ 85283

MESSERIAN PHILIP
4300 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5815

MIKE & JOHN PROPERTIES LLC
PO BOX 57
TARPON SPRINGS FL 34688

MILLER ROBERT W
6124 CHESHAM DRIVE UNIT 4
NEW PORT RICHEY FL 34653

MOORE ELVIRA C/O DANIEL MOORE
41 CHERRY AVE
HOLTSVILLE NY 11742-1750

MORALEJO LLC
4608 E COLUMBUS DR
TAMPA FL 33605-3210

MOURATOS ENTERPRISE LLC
4113 HIGHLAND LOOP
NEW PORT RICHEY FL 34652-5974

MURELLO GERALDINE
6036 CHESHAM DR APT 3
NEW PORT RICHEY FL 34653-5705

NAVARRO F SCOTT & BRANOM DONALD
1829 SPARKLE LN
HOLIDAY FL 34690-4414

NEAL PATRICIA E
4147 MESA DR
NEW PORT RICHEY FL 34653-5826

NERSON MOSHE
PO BOX 324
TRILBY FL 33593-0324

NEWMAN THOMAS M & SHARON L JOINT
REVOCABLE TRUST
777 WEST BAYSHORE DR
TARPON SPRINGS FL 34689

NICHOLS LEONARD & DOREEN
4222 ATHENS AVENUE
NEW PORT RICHEY FL 34652

NICHOLSON SELENA F
4203 MESA DR
NEW PORT RICHEY FL 34653-5848

ONEAL STEVEN E
4204 RICHMOND AVE
NEW PORT RICHEY FL 34652

ORANGE HEIGHTS LLC
5912 TWIN BEND LOOP
NEW PORT RICHEY FL 34652-5558

ORTEGA PEDRO LOUIS
430 PALA WAY
SPRING HILL FL 34608-9403

ORTIZ SUSANA
6125 CHESHAM DR #2
NEW PORT RICHEY FL 34653

PANZARELLA JEAN
24 15TH ST
BUFFALO NY 14213-2601

PARRIS RICKY T
4205 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5816

PASCO COUNTY FACILITIES MANAGEMENT DEPT
7220 OSTEEN RD
NEW PORT RICHEY FL 34653-2359

PASCO PROPERTY GROUP LLP
7254 MITCHELL BLVD
NEW PORT RICHEY FL 34655-4721

PATEL CHIRAGKUMAR AMBALAL
11670 ROLLING GREEN DR
BRADENTON FL 34211

PEPALA SIVAPRASAD
1825 COUNT FLEET WAY
SUWANEE GA 30024-4758

PEPALA SIVAPRASAD
1825 COUNT FLEET WAY
SUWANEE GA 30024-4758

PERTLE DOUGLAS W & SULLIVAN MARILYN J
6110 CHESHAM DR # 1
NEW PORT RICHEY FL 34653

PIANESE ANTHONY & KING MARIA
6500 MOOG RD
NEW PORT RICHEY FL 34653

POLLARD VALERIE S
4229 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5816

POSADA GLORIA
6165 CHESHAM DR UNIT 5
NEW PORT RICHEY FL 34653

RAITI MICHAEL S
400 LAKEVIEW TER
PALM HARBOR FL 34683-5806

REDFERN CYNTHIA
4150 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5819

RJJC LLP
7254 MITCHELL BLVD
NEW PORT RICHEY FL 34655-4721

ROBERTS DEBRA A & ROBERTS EDWARD C
5898 WAYLAND RD
RAVENNA OH 44266

ROMAN GLADYS
6036 CHESHAM DR APT 1
NEW PORT RICHEY FL 34653-5705

ROSSI KAREN J
PO BOX 4344
FEDERAL WAY WA 98063-4344

ROWE KATHLEEN
5241 BOB WHITE DR
HOLIDAY FL 34690-2116

ROZZI DAWN CHRISTINE
4233 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5816

RP HOMES 3 LLC
PO BOX 464
ELMSFORD NY 10523

RUNYON AMANDA M & SNYDER BILLY J
4251 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5816

RYAN THOMAS E
11344 RAINBOW WOODS LOOP
SPRING HILL FL 34609-9149

SAVITSKIY VIKTOR & SYSA ULIA M
4216 ATHENS AVE
NEW PORT RICHEY FL 34652-5501

SCHEY STANLEY
6110 CHESHAM DR # 6
NEW PORT RICHEY FL 34653

SCI FUNERAL SERVICES OF FLORIDA INC C/O SCI
MANAGEMENT LTD
1929 ALLEN PKWY
HOUSTON TX 77019-2506

SEWARD THOMAS D & ROSE M
6111 CHESHAM DR APT 2
NEW PORT RICHEY FL 34653-5712

SHAMAH VICTOR J & VIRGINIA L
6125 CHESHAM DR # UNIT 5
NEW PORT RICHEY FL 34653

SKELTON RICHARD L
6262 FISH LAKE RD
NORTH BRANCH MI 48461-9639

SKY DAVID S
PO BOX 665
ELFERS FL 34680-0665

SLADEN-NIMMONS NANCY A ET AL
16 QUAKER VILLAGE DR
UXBRIDGE ON L9P 1A1

SMITH TIMOTHY
6165 CHESHAM DR APT 4
NEW PORT RICHEY FL 34653

SNYDER WALLACE E JR
5949 ASHEN AVE
NEW PORT RICHEY FL 34652-5524

STEIN JULIE
4222 RICHMOND AVE
NEW PORT RICHEY FL 34652-5530

SUPLEY SUSANNAH ELAINE
4109 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5820

SV REAL ESTATE LLC
8300 CREEDMOOR LN
NEW PORT RICHEY FL 34654-4598

SWAN WILLIAM M
4245 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5816

SWIFTRITE ENTERPRISES LLC
1248 SEVEN SPRINGS BLVD STE D
NEW PORT RICHEY FL 34655

TALON CHASE F
6125 CHESHAM DR #3
NEW PORT RICHEY FL 34653

TEDESCO MICHAEL A
23 HOWARD PKWY
NEW ROCHELLE NY 10801-1808

TERBANISINGH NARDA CECELIA
PO BOX 4070
HOLIDAY FL 34692-1070

THALER JEFFREY G & JOHNSON VALIA Y
1814 SHERWOOD CIR
CLEARWATER FL 33764-6412

THODHORI HARILLA & PRANVERA
5931 THRUSH DR
NEW PORT RICHEY FL 34652-6343

THOMEY CLAIRE
2223 149TH ST
WHITESTONE NY 11357-3535

TOMPKINS WALTER D
10612 WABAYO ST
NEW PORT RICHEY FL 34652

VAN CLEVE FRANCES A
6165 CHESHAM DR UNIT 7
NEW PORT RICHEY FL 34653

VARELA ROSA
1647 DEBONAIR DR
HOLIDAY FL 34690-6214

VAVOULAS BRANDIE & GRAGG WILLIAM
4307 LAS VEGAS DR
NEW PORT RICHEY FL 34653

VENTURA CRISTINA
6124 CHESHAM DR APT 3
NEW PORT RICHEY FL 34653-5717

WAERIG ADELE J & MIKESKA DANIEL J
6165 CHESHAM DR # UNIT 3
NEW PORT RICHEY FL 34653-5723

WALDRON EVELYN C C/O JOHN WALDRON
1207 HERBERT AVE
OCEAN TOWNSHIP NJ 07712-4034

WALKER AMANDA S
4131 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5820

WALLACE BRENT D & JOSIE V
5303 SEA FOREST DR
NEW PORT RICHEY FL 34652-3210

WALLER JENNIE K REVOCABLE LIVING TRUST
WALLER JENNIE K TRUSTEE
4244 LAS VEGAS DR
NEW PORT RICHEY FL 34653

WALSH NANCY K
1083 ROCKDALE AVE
NEW BEDFORD MA 02740-1755

WARD REBECCA
6125 CHESHAM DR APT 8
NEW PORT RICHEY FL 34653-5715

WEISS EDDA
6111 CHESHAM DRIVE UNIT 3
NEW PORT RICHEY FL 346535712

WESTMORELAND MARIAN & WESTMORELAND
DENNIS R & CATHY
6124 CHESHAM DRIVE UNIT 1
NEW PORT RICHEY FL 34653

WHITE INVESTMENTS UNLIMITED
19235 N US HWY 41
LUTZ FL 33549-7205

WILDER CLIFFORD LEE
4461 TERRY LOOP
NEW PORT RICHEY FL 34652-5438

WILLSON MARGARET A
9250 BROWN TRACT RD
REMSSEN NY 13438

WOLAVER LTD PARTNERSHIP NO 2 C/O WOLAVER
MORGAN
122 TILDEN AVE
RICHMOND VT 05477-4400

ZOU YAN & WISE SU SU
4121 LAS VEGAS DR
NEW PORT RICHEY FL 34653-5820

ZRA AWS BAHNAN
6007 FISCAL DR
NEW PORT RICHEY FL 34652-2429

ZULLO PHILLIP
5943 ASHEN AVE
NEW PORT RICHEY FL 34652-5524

