

From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: Public comment on Agenda Item 15088 H-24-44 and H-24-53
Date: Monday, December 9, 2024 1:29:34 PM

From: Benjamin Heiser <bheiser80@gmail.com>
Sent: Sunday, December 8, 2024 9:49 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Public comment on Agenda Item 15088 H-24-44 and H-24-53

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I am submitting public comment regarding 15088 H-24-44 and concurrently H-24-53.

H-24-44: This application is to rezone parcel Key 1695696 to residential. According to the application, this property was once zoned for townhomes and then was rezoned to AG and is now requesting another rezoning to residential following prior zoning. This parcel is being misrepresented as ownership by Brooksville Landing, an LLC filed in June of 2024 where minimal information can be located on said LLC. Public records/deed located on the Hernando County GIS and County Tax collector site indicate the zoning application deed belongs to Withlacoochee Equities and not to the claimed LLC. Furthermore this rezoning and the proposed rezoning of H-24-53 which will create congestion on Emerson road which both HCA and Moton Elementary cannot handle. From 0820 to 0855 there is a car line stretching onto Emerson which lines the road for morning drop off. HCA is the same and located across the street. Between 0820-0850 both shoulders are full with vehicles, some vehicles are partially parked on the roadway. The same issue takes place from 1520-1555hrs. With that being said there is already a safety issue and many vehicle accidents have occurred.

If H-24-44 and H-24-53 are approved Emerson, will be a public safety issue requiring a 3 way light on Emerson and Mitchell so that traffic patterns may be subdued. Furthermore Mitchell and Pinewood Dairy Rd will be used as cut throughs, both of which are not wide enough for two commercial vehicles to pass.

H-24-44 has an incorrect deed requiring correction before public comment can be heard as the public is unable to research/verify all claims made by Brooksville Landing LLC. Congestion at that location is a safety issue and this proposal increases the risk on the south end of Moton Elementary. The roads would require to become a 4 lane road which there is not enough room even using eminent domain. Furthermore there are not any sidewalks which are required for Moton Elementary meaning all children in this proposal would require bussing.

H-24-53 is requesting more units allowed per acre which increases impact on community congestion on the north side of Moton Elementary School and HCA. The same issues and remedies listed for H-

24-44 should be considered for H-24-53.

Thank you for your time

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