



# CITIZENS' COMMENT FORM

## THE BOARD OF COUNTY COMMISSIONERS VALUES YOUR PARTICIPATION

Please fill out one form at the beginning of the meeting for each agenda you wish to address and submit to the Deputy County Administrator. When the Board comes to that item/portion of the agenda, the Chairperson will call speakers to the podium from these forms. General comments will be heard during citizens comments as listed on the agenda.

Please PRINT all information.

Name: Cory Dye

Address: 20130 Atlantic Ln Zip: 34601

Indicate Agenda Item Number: 14428

Brief description of your comments:

I oppose this revision 0.9

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Limited agenda time and the need to conduct meetings in an orderly fashion require that you adhere to the following guidelines for Citizens' Comments:

- A three-minute time limit per speaker will be adhered to.
- Time may not be yielded to other speakers.
- The Chairman has the right to limit discussion if the subject is outside of the authority of the Board of County Commissioners or if the discussion regarding an issue is repetitive.
- The Chairman has the authority to request Board approval for an extension of time if he/she deems it appropriate.
- This form is not needed for scheduled public hearings.



# H-24-14

Photo date: 2023

This map was prepared by this office to be used as an aid in land parcel location and identification only. All land locations, right-of-way widths, acreages, and utility locations are subject to field survey or other appropriate verification.





## Floodplain

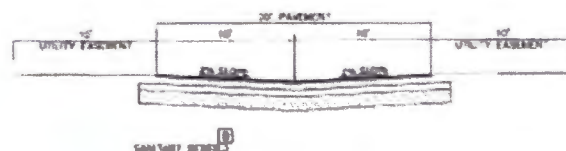
The property is located on the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) community panel 12053C0218D effective date of February 2, 2012. As depicted in figure 5, the map shows that the wetland feature (SE corner) and western 1/3 of the property is located in an AE 100-year flood zone. These floodplain areas will generally be incorporated into the stormwater retention area and open space. Sufficient opportunity is available to provide floodplain mitigation if the development area infringes on the floodplain.



Figure 5. SUNNY PINES MOBILE HOME/ RV PARK Parcel (Key no. 370360) Floodplain Map

## Adequate Access

The subject property has significant frontage on both SR 50 and Mondon Hill Road, allowing for efficient access to two roads which have excellent levels of service. The signalized intersection at the confluence of those two roads will allow tenants and visitors to safely bring mobile homes and RVs into and out of the property. The on-site circulation drives will allow easy access to each entrance. The applicant will work with both FDOT and the County Engineer in the design and permitting of the entrances and a traffic study will be provided to the County Engineer as part of the development review process. On-site circulation drives will consist of 20' of pavement width, with a cross section generally as shown below.



ON-SITE CIRCULATION DRIVE SECTION  
N.T.S.

Received

FEB 7 2024

Planning Department  
Hernando County, Florida

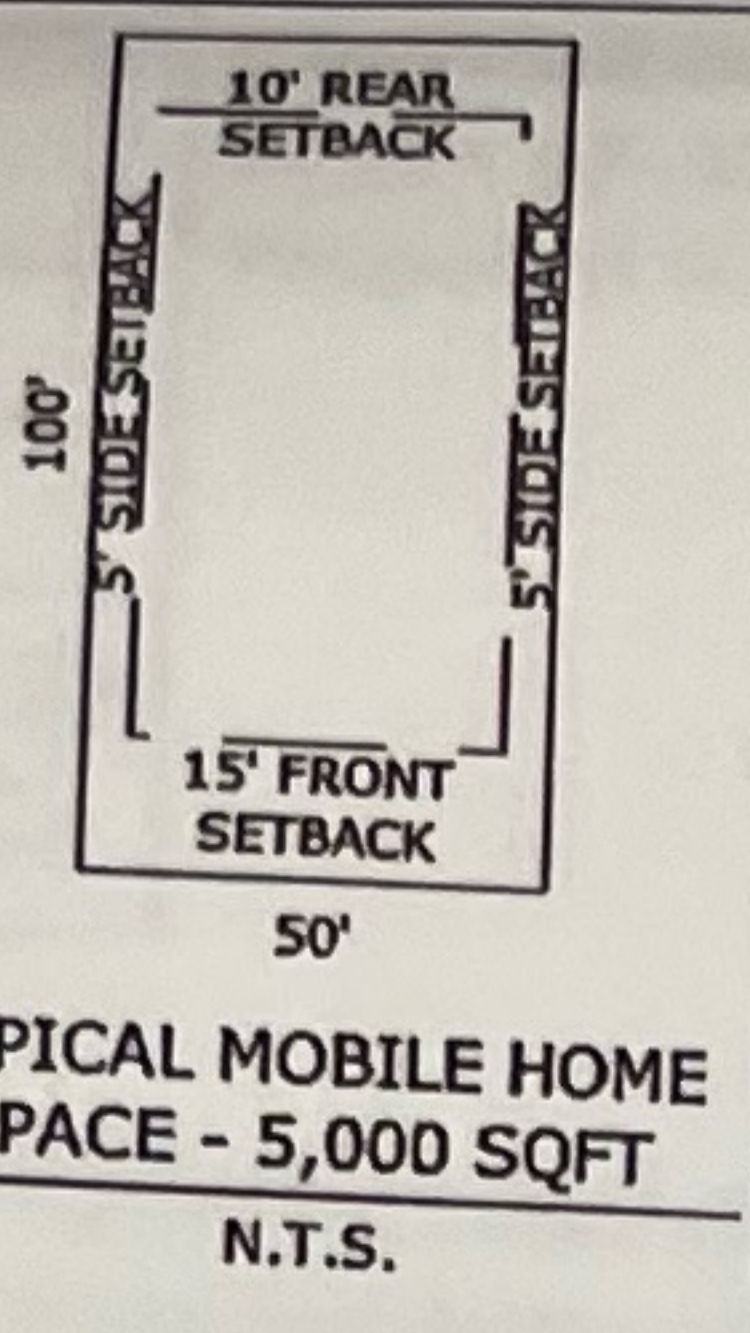




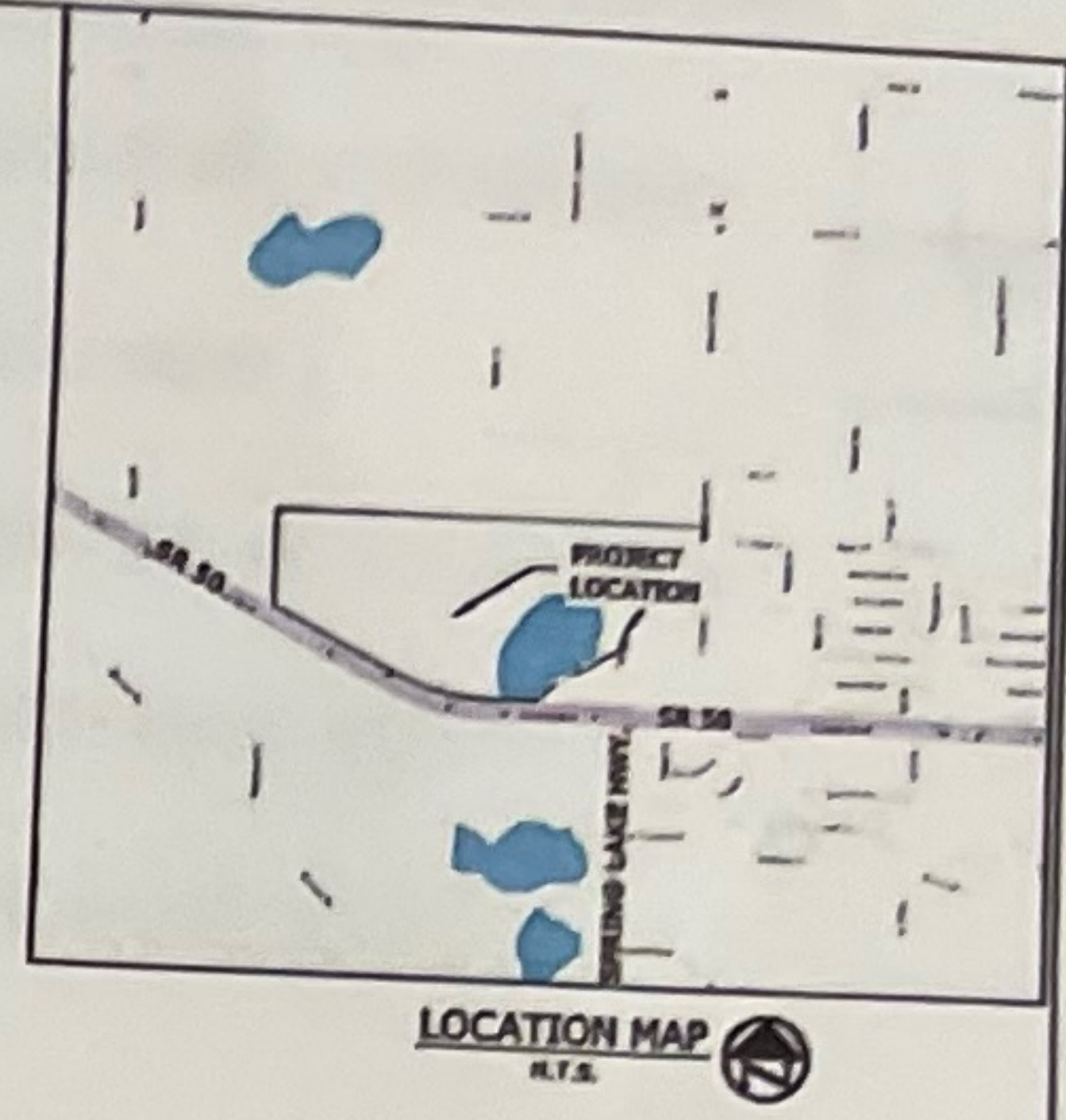
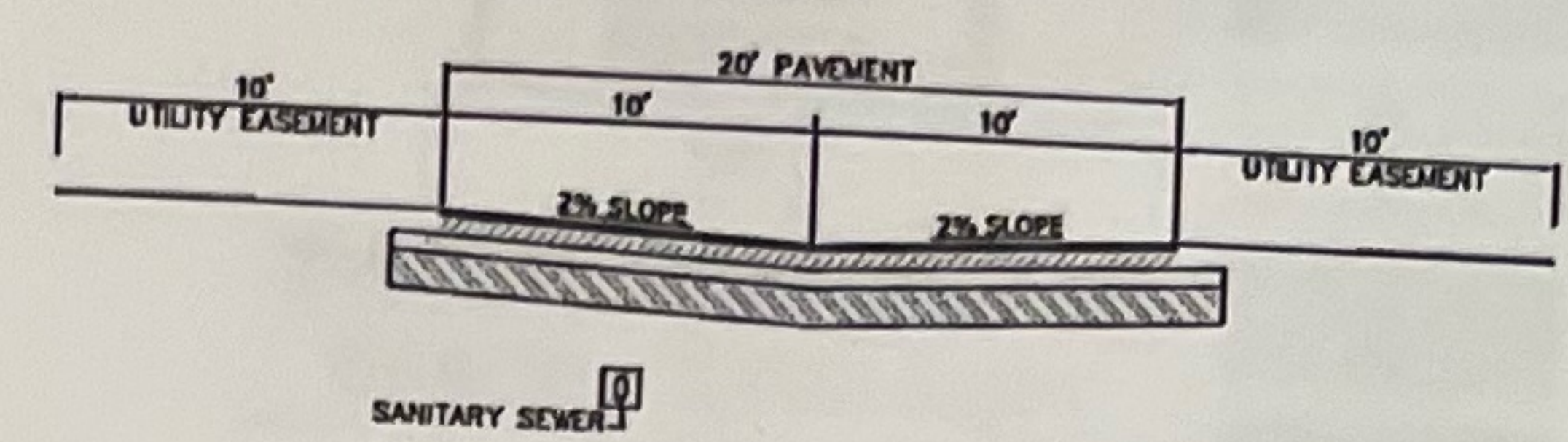


LAND USE TABLE			
LAND USE	ACRES	UNITS	DENSITY
RESIDENTIAL AREAS	55	300	N/A
PASSIVE REC. POTENTIAL DRAINAGE, PRIMITIVE CAMPING	25	N/A	N/A
PASSIVE RECREATION & POTENTIAL DRAINAGE	10	N/A	N/A
ACTIVE RECREATION AREA	3.5	N/A	N/A
BUFFERS & OPEN SPACE	16.97	N/A	N/A
<b>TOTAL:</b>	<b>+/- 110.47</b>	<b>300</b>	<b>APPROX. 2.73 UNITS/ AC.</b>

**Site Data**  
 Owner: Sunny Pines of Hernando LLC  
 Applicant: Sunny Pines of Hernando, LLC  
 Parcel Key Nos: 370360, 1356357, 1065466  
 Section 33 Township 22 Range 20  
 Current Zoning: CPDP W/ C2 & R1MH Uses  
 Proposed Zoning: CPDP W/ PDP-MH & PDP-REC USES  
 Area= +/- 110.47 Ac.  
 Proposed No. of Mobile Home Spaces: 300

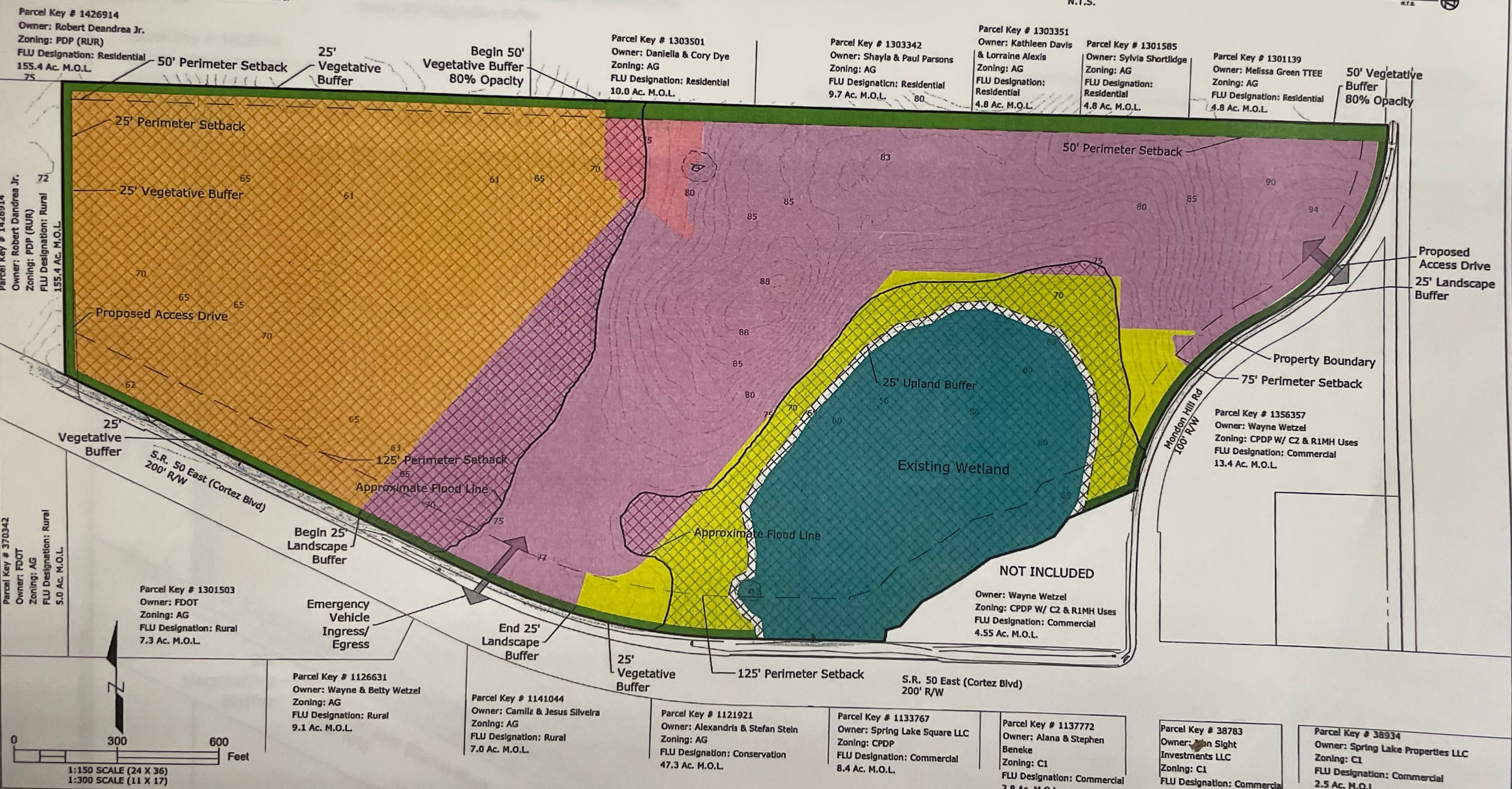


- LEGEND**
- RESIDENTIAL, CIRCULATION, AND DRAINAGE AREA
  - PASSIVE REC, PRIMITIVE CAMPING AND POTENTIAL DRAINAGE AREA
  - PASSIVE REC AND POTENTIAL DRAINAGE AREA
  - ACTIVE RECREATION AREA
  - WETLANDS
  - FEMA 100 YR. FLOODPLAIN
  - VEGETATIVE BUFFERS
  - LANDSCAPE BUFFERS



**Perimeter Building Setbacks:**  
 North: 50'  
 South: 125' (SR 50)  
 East: 75' (Mondon Hill Rd.)  
 West: 50'

**Buffers:**  
 North- 25' Vegetative Buffer / 50' Vegetative Buffer where adjacent to Development  
 South- 25' Vegetative Buffer / 25' Landscape Buffer where adjacent to Development  
 East- 25' Landscape Buffer Along Mondon Hill Rd.  
 West- 25' Vegetative Buffer



Parcel Key # 1426914  
 Owner: Robert Dandrea Jr.  
 Zoning: PDP (RUR)  
 FLU Designation: Rural  
 155.4 Ac. M.O.L.

Parcel Key # 370342  
 Owner: FDOT  
 Zoning: AG  
 FLU Designation: Rural  
 5.0 Ac. M.O.L.

Parcel Key # 1301503  
 Owner: FDOT  
 Zoning: AG  
 FLU Designation: Rural  
 7.3 Ac. M.O.L.

Parcel Key # 1126631  
 Owner: Wayne & Betty Wetzel  
 Zoning: AG  
 FLU Designation: Rural  
 9.1 Ac. M.O.L.

Parcel Key # 1141044  
 Owner: Camila & Jesus Silveira  
 Zoning: AG  
 FLU Designation: Rural  
 7.0 Ac. M.O.L.

Parcel Key # 1121921  
 Owner: Alexandria & Stefan Stein  
 Zoning: AG  
 FLU Designation: Conservation  
 47.3 Ac. M.O.L.

Parcel Key # 1133767  
 Owner: Spring Lake Square LLC  
 Zoning: CPDP  
 FLU Designation: Commercial  
 8.4 Ac. M.O.L.

Parcel Key # 1137772  
 Owner: Alana & Stephen Beneke  
 Zoning: C1  
 FLU Designation: Commercial  
 2.8 Ac. M.O.L.

Parcel Key # 38783  
 Owner: Sun Slight Investments LLC  
 Zoning: C1  
 FLU Designation: Commercial  
 0.6 Ac. M.O.L.

Parcel Key # 38934  
 Owner: Spring Lake Properties LLC  
 Zoning: C1  
 FLU Designation: Commercial  
 2.5 Ac. M.O.L.

Parcel Key # 1303351  
 Owner: Kathleen Davis & Lorraine Alexis  
 Zoning: AG  
 FLU Designation: Residential  
 4.8 Ac. M.O.L.

Parcel Key # 1301585  
 Owner: Sylvia Shortridge  
 Zoning: AG  
 FLU Designation: Residential  
 4.8 Ac. M.O.L.

Parcel Key # 1301139  
 Owner: Melissa Green TTEE  
 Zoning: AG  
 FLU Designation: Residential  
 4.8 Ac. M.O.L.

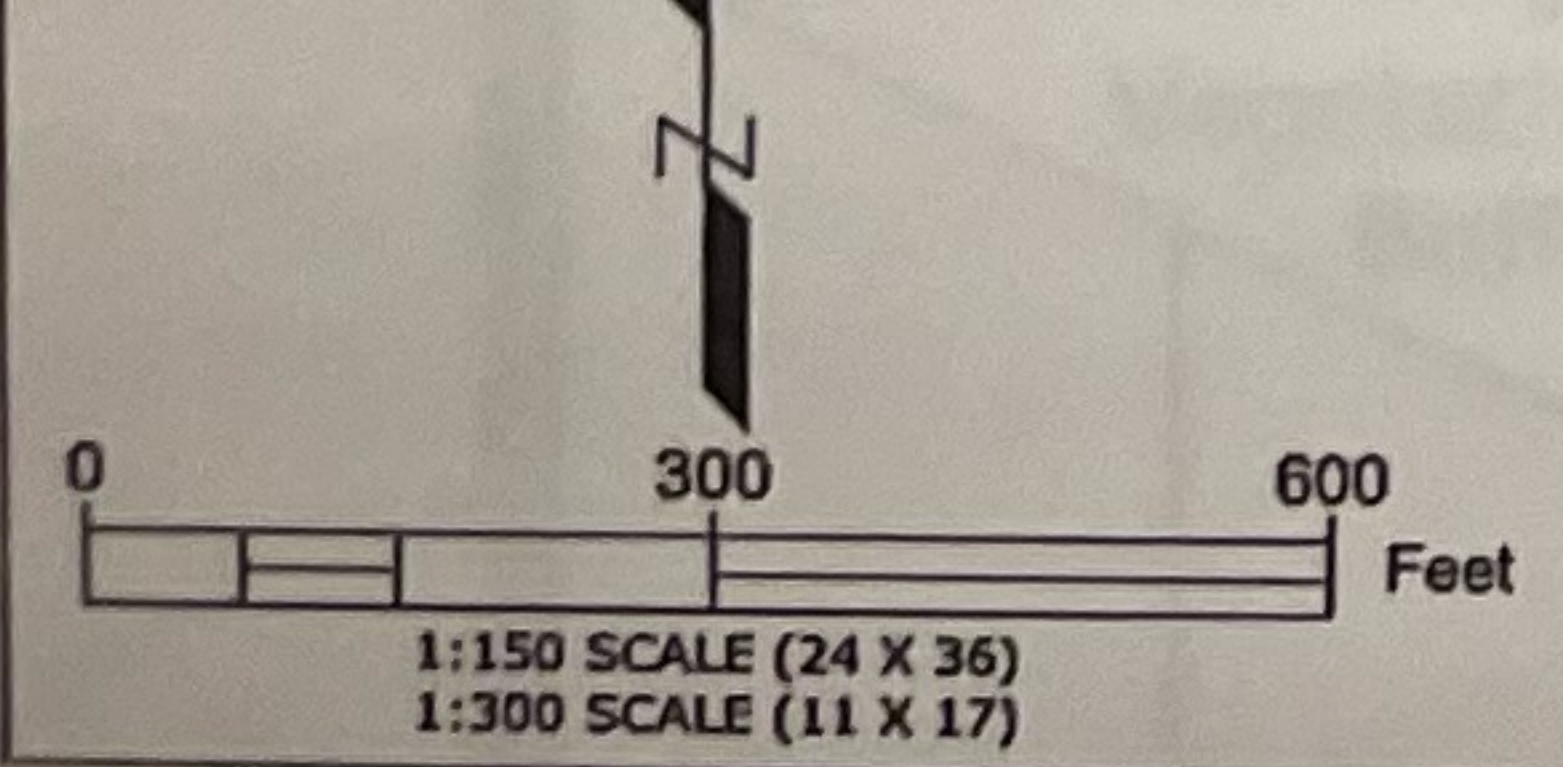
Parcel Key # 1303342  
 Owner: Shayla & Paul Parsons  
 Zoning: AG  
 FLU Designation: Residential  
 9.7 Ac. M.O.L.

Parcel Key # 1303501  
 Owner: Daniella & Cory Dye  
 Zoning: AG  
 FLU Designation: Residential  
 10.0 Ac. M.O.L.

Parcel Key # 1356357  
 Owner: Wayne Wetzel  
 Zoning: CPDP W/ C2 & R1MH Uses  
 FLU Designation: Commercial  
 13.4 Ac. M.O.L.

Parcel Key # 1356357  
 Owner: Wayne Wetzel  
 Zoning: CPDP W/ C2 & R1MH Uses  
 FLU Designation: Commercial  
 4.55 Ac. M.O.L.

Parcel Key # 1356357  
 Owner: Wayne Wetzel  
 Zoning: CPDP W/ C2 & R1MH Uses  
 FLU Designation: Commercial  
 13.4 Ac. M.O.L.



ZONING MASTER PLAN  
 SUNNY PINES MOBILE HOME PARK

**Coastal**  
 Engineering  
 Surveying  
 Professional  
 Environmental  
 Planning  
 Construction Management

1804 Casanovaga Boulevard • Brooksville • Florida 34601  
 (352) 796-9423 • Fax (352) 796-2336  
 EIR-0000142

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 ENGINEERING ASSOCIATES, INC.

NO.	DATE	BY	REVISION



enjoy country living along with my property values. The noise and light pollution from this community style living doesn't fit. In transparency I have a gun range in that area as well. I have cows where they want 25' setback and if security is going to be a problem, I will move my pig farm from where the smell doesn't affect others up to that property line.

I oppose the Mondon Hill entrance. This is a very dangerous idea. The amount of traffic that freely flows there, and dangers of blind corners and ditches on both sides are very problematic.

I ask that you deny <sup>14428 Sunny Pines</sup> ~~this~~ rezoning for the reasons of:

- It not fitting the surrounding area and use.
- It's not consistent with the city and citizens vision of the area.
- Waste water and runoff effects on surrounding water quality.
- negative impact on surrounding values and sellable. *leased lot trailer park are low tax revenue*
- It directly affects the peace and wellbeing of surrounding community and livestock.

-traffic safety at that density

*prior meeting - flood lands + engineering report protected species*

Thank you and please deny this and other outside investors who only have an interest in profiting off Brooksville with no stake in our lives style and values.

Good afternoon, I want to thank the board and the citizens for hearing us today. Our family moved to eastern Brooksville to give our then small kids that small town country living value and peace. The beautiful fields at sunset, all the sites and sounds of nature and the amazing stars at night.

The Mayor, city, and its citizens are making it really clear that they don't want to be Wesley chapel or Lutz. Projects like the proposed fit in the city more than they do in East Brooksville and the Mondon hill area.

I agree with the cities original idea of the property on the future use PDP of light commercial and AG.

The engineering report mentions 2 protected species but no mitigation was performed for goffer tortoises prior to site work. I emailed video and photos of the site to many of you.

I oppose the rezoning request as a home owner directly impacted negatively. We have been told by public works there is a sewage issue. Along those lines, all of us neighboring properties are on well. The run off oil and gas from RVs directly impacts our water supply. Adding to that problem is the amount of hard surface they are paving and density requested. Only leaving water retention and flood zone to manage the waste filtering of our drinking water.

They propose a club house, pool, and sport courts right next to my house and live stock. Requesting a 50' setback and down to 25' in areas. This would directly affect mine and others right to

enjoy country living along with my property values. The noise and light pollution from this community style living doesn't fit. In transparency I have a gun range in that area as well. I have cows where they want 25' setback and if security is going to be a problem, I will move my pig farm from where the smell doesn't affect others up to that property line.

I oppose the Mondon Hill entrance. This is a very dangerous idea. The amount of traffic that freely flows there, and dangers of blind corners and ditches on both sides are very problematic.

I ask that you deny this rezoning for the reasons of:

- It not fitting the surrounding area and use.
- It's not consistent with the city and citizens vision of the area.
- Waste water and runoff effects on surrounding water quality.
- negative impact on surrounding values and sellable.
- It directly affects the peace and wellbeing of surrounding community and livestock.
- traffic safety at that density

Thank you and please deny this and other outside investors who only have an interest in profiting off Brooksville with no stake in our lives style and values.



Good afternoon, I want to thank the board ~~and the citizens for hearing us today.~~ Our family moved to eastern Brooksville to give our then small kids that small town country living value and peace. ~~The beautiful fields at sunset,~~ all the sites and sounds of nature and the amazing stars at night.

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I agree with the cities original idea of the property on the future use ~~PDP of light commercial and AG.~~

~~The engineering report mentions 2 protected species but no mitigation was performed for goffer tortoises prior to site work.~~ I emailed video and photos of the site to many of you.

I oppose <sup>Sunny Pines</sup> ~~the rezoning~~ request as a home owner directly impacted negatively. We have been told by public works there is a sewage issue. ~~Along those lines,~~ all of us neighboring properties are on well. The run off oil and gas from RVs directly impacts our water supply. ~~Adding to that problem is~~ the amount of hard surface they are paving and density requested. Only leaving water retention and flood zone to manage the waste filtering of our drinking water.

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