

Robin Reinhart

From: kranz2600@comcast.net
Sent: Sunday, August 20, 2023 10:54 PM
To: Elizabeth Narverud; Brian Hawkins; John Allocco; Jerry Campbell; Steve Champion; Jeffrey Rogers; Michelle Miller; Omar DePablo
Subject: rezoning request for the wooded parcel on the corner of US 19, Spring Hill Drive and Pinehurst

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I would like to take this time to **voice my opposition** to the planned rezoning of the parcel of land on the corner of US 19 and Spring Hill Drive and Pinehurst. The traffic and disruption to the residents that this commercial development will cause will greatly diminish the quality of life of those residents. The additional traffic that will be pouring out onto Pinehurst Drive and to Alderwood Street will put the well being of the families in that neighborhood in jeopardy. We already have speeding cars coming in off Trenton and speeding down Alderwood and now we will have the same thing coming from the other direction. There are times that you are putting your life on the line just to open the mail box. People will do anything to avoid the intersection of Spring Hill Drive and US19, and that usually means cutting through our neighborhood. Even the fire trucks go down Trenton to Alderwood to get to the firehouse. Why must you approve development of every empty piece of land? I know we can't expect everything to stay the same, but not every town has to become a metropolis either.

I respectfully request that you **OPPOSE/DENY rezoning of Parcel #411931—File 12544 (H-21-67)**.

- It was **ORIGINALLY** intended to serve as a **WOODED** landscape buffer
- It is **TOO INTENSE** for our neighborhood
- It will **DRASTICALLY INCREASE TRAFFIC** to the **3rd Most Dangerous Signaled Intersection in Hernando County**
- The **U.S. Hwy 19/Spring Hill Dr/Pinehurst Dr** intersection is already **CHAOTIC and DYSFUNCTIONAL**
- Residents (many families) will **NO LONGER BE SAFE** on the neighborhood streets with added cut-through traffic
- Light pollution will cause **DISRUPTION** of sleep
- Noise from **U.S. Hwy 19** will interfere with **Quality of Life**
- There are parcels **ALREADY ZONED COMMERCIAL** available

Thank you for considering the opinions of your constituents.

Jeanette Kranz

Property Address:

6093 Alderwood Street

Spring Hill, FL 34606

(678) 360-3893 - cell

Robin Reinhart

From: Edward Heaton <ed2031@yahoo.com>
Sent: Wednesday, August 16, 2023 5:43 PM
To: Michelle Miller
Subject: H-21-67

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Sir:

As a resident of the community Spring Hill for many years I thank you for your service to the community. However , I must implore you not to rezone this iconic little wooded lot adjacent to the waterfall which is the entrance to our community.

First, this lot provides a natural buffer reducing noise and particulate pollution from traffic on the adjacent six lane highway. Eliminating it will consequently degrade the quality of life of nearby residents.

Second, the intersection of Spring Hill Drive and Commercial Way is a dysfunction. Entrance by car onto Spring Hill Drive from Pinehurst Drive is often blocked by oncoming traffic speeding down Spring Hill Drive. Gridlock is common. This is extremely dangerous. I know from experience.

Third, children reside in this neighborhood. There are no sidewalks. They walk in the street. Bicycle and play in the street. There are no safe accommodations for pedestrians to cross streets particularly Spring Hill Drive . Developing this lot and especially the plan to place entrances on Pinehurst Drive will only excaserbate this situation. Increasing traffic around and through this residential neighborhood.

In conclusion, rezoning is not a good idea. I'm requesting it be denied.

Thank you.
Edward Heaton
5452 Alderwood Street
Spring Hill Fl

To: Elizabeth Narverud
Brian Hawkins
John Allocco
Jerry Campbell
Steve Champion
Jeff Rogers
Michelle Miller
Omar DePablo

Subject: Eleven acre area at Commercial Way, Spring Hill Drive and Pinehurst Drive

Since this is a Board of Commissioners who put the welfare of one developer before the needs and wants of the hundreds of residents who live in the area, I would like to implore that this development be moved to where you live. If it were such a great idea, then why aren't you chomping at the bits to have one located in your neighborhood. There is plenty of undeveloped land in this county, as well as, lots of vacant buildings.

We have a very quiet neighborhood without a lot of traffic. As is, I live right on the outside of a very sharp turn on Piedmont Drive. Since I moved here in June 2009, the mailbox has been replaced four times from people coming down the street not paying attention to the curve and running over the mailbox. Before I moved here, the original owner was woken in the middle of the night when someone didn't take the turn and plowed right into her front windows with their car.

How can you possibly make this neighborhood better by bringing in all this noise and traffic? Trying to cross Spring Hill Drive from Pinehurst can be frustrating. Since I no longer drive an automobile, I rely on an adult tricycle to go shopping. I have waited at that corner of Pinehurst and Spring Hill Drive for up to four changes of the light at the intersection to safely make it across. I wouldn't even dream of trying this at rush hour.

There are 19 properties that currently have their rain water runoff all meet up at the easement between my house and my neighbors. At a previous meeting, it was discussed that a retention pond was going to be built right in back of my property to catch the runoff from this property once developed. Who will be responsible for mosquito control? Will all that runoff be connected and directed to the new retention pond.?

There are seven houses that back up to the woods. We will lose all privacy in our backyard. **A wall built of block should be the least that we should get to retain our privacy.** Do you know how precious it is to have a woodland area? Both for the protection that the trees afford, their beauty and as a habitat for all the animals that live there. Where will the bats go that keep the mosquito population down? Where will all those animals go?

What will this do to our home values?

Put yourselves in our place. Would you want to live in this neighborhood once these plans are approved?

Sincerely,

Carol Aquilante
5505 Piedmont Drive
Spring Hill, FL 34606

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Subject: FW: Concerned Citizens About Rezoning Pinehurst.Dr and Timber Pines.
Date: Monday, April 11, 2022 4:17:37 PM



Ronald F. Pianta, AICP
Planning and Zoning Director
Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
Phone: (352) 754-4057
Email: rpianta@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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From: Kelly Brookfield <kalah111786@gmail.com>
Sent: Monday, April 11, 2022 4:17 PM
To: Elizabeth Narverud <ENarverud@co.hernando.fl.us>; Wayne Dukes <WDukes@hernandocounty.us>; John Allocco <JAllocco@co.hernando.fl.us>; Jeff Holcomb <JHolcomb@hernandocounty.us>; Steve Champion <SChampion@co.hernando.fl.us>; Jeffrey Rogers <JRogers@co.hernando.fl.us>; Ronald Pianta <RPianta@co.hernando.fl.us>
Subject: Concerned Citizens About Rezoning Pinehurst.Dr and Timber Pines.

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Good Afternoon,

I am writing to you today on behalf of my family, my neighbors, and community members. My family and I have lived here in Hernando County for the better of twenty years. While we understand the need for our community to develop and grow for our future generations, we are against the Rezoning of a parcel of land on Pinehurst.Dr. We reside on Pinehurst.Dr and Trenton Ave, a major four way stop intersection that is extremely busy already. The streets and the neighborhood already experience heavy traffic flow, and many accidents and near accidents have occurred over the years of living here. The parcel of land you have chosen to vote to rezone, was also put in place as a sound buffer from 19 and Springhill.Dr. Springhill.Dr and 19 commercial way intersection is already very congested and dangerous, the addition of traffic from the new proposed plaza will only cause more traffic accidents. We are against this Rezoning. Please keep our quiet kid friendly neighborhood just that by not allowing the Rezoning, for more business that we already have in less than a mile from our neighborhood. Thank you for taking the time to read this email. Have a wonderful and blessed day.

Sincerely,

The Dougherty Family

The Kelly Family

The Neighbors Who Could Not Voice Their Concerns.

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Subject: FW: Very Strongly Opposing (Rezoning File Number: H-21-67!) April 12th! Vote No Please
Date: Monday, April 11, 2022 8:37:30 AM



Ronald F. Pianta, AICP
Planning and Zoning Director
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From: Kent Genovese <kentgenovese999@yahoo.com>
Sent: Sunday, April 10, 2022 9:49 PM
To: Elizabeth Narverud <ENarverud@co.hernando.fl.us>; Wayne Dukes <WDukes@hernandocounty.us>; John Allocco <JAllocco@co.hernando.fl.us>; Jeff Holcomb <JHolcomb@hernandocounty.us>; Steve Champion <SChampion@co.hernando.fl.us>
Cc: Jeffrey Rogers <JRogers@co.hernando.fl.us>; Ronald Pianta <RPianta@co.hernando.fl.us>; Colleen V. Conko <CVConko@co.hernando.fl.us>; NatureCoastActionTeam@gmail.com; PinehurstConcernedCitizens@gmail.com
Subject: Very Strongly Opposing (Rezoning File Number: H-21-67!) April 12th! Vote No Please

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1.The proposed Rezoning of this "Special Use -Landscaping" Parcel WILL ADVERSELY AFFECT the FUNCTIONALITY of the TRAFFIC FLOW at the Critical MAIN intersection TO Spring Hill!!

In addition, the proposed plan seeks to provide (2) egress and ingress points behind the parcel along Pinehurst Drive as a means of mitigating some of the newly created Awkward and Dangerous access to the parcel from US19.

This will undoubtedly Bring Heavy Volume of Traffic into our Calm Tranquil and safe residential community.

Furthermore, it would turn (Residential) Alderwood St .and Newmark St. into MAIN Traffic routes!

with motorists using and rushing through our quiet side streets seeking to avoid the newly created congestion at the intersection of Pinehurst Dr. and Spring Hill Dr.!

Needless to say that we know YOU and your FELLOW COMMISSIONERS would Not want this noisy and VERY DANGEROUS TRAFFIC at your curbs end!!

This parcel as you already know, was originally designed, intended and designated to serve as a buffer to shield and protect our community FROM THE HARSH HIGHWAY TRAFFIC of US19.

This action will not only leave us EXPOSED to this but will greatly Amplify it and literally introduce it to our very streets we live on, our children ride their bikes on, our neighbors go for family walks and strolls with their kids and dogs.

2. We understand that change is a part of life. However, this is NOT Responsible growth that serves the community at large because the Adversity it would create will engulf not only all who live in our community but All that travel through and access Spring Hill Drive, US19 and Pinehurst Dr. and the vital shops and businesses in this area!

3. Our Quality of Life and our greatest Financial Asset (the Value Our Homes) will suffer for this!

As Mr Fulford keeps stating "property owners have rights too"
I say to Mr. Fulford and to YOU MR.COMMISSIONER(S); Please protect us like you would protect yourself,
if this was Your property at stake here.
Because after all we are all property owners and we all have rights too!

PROTECT US and VOTE NO on File Number: H-21-67!

Thank you, Kent Genovese (22 yrs. residing at) 5530 Alderwood st. Spring Hill

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Subject: FW: Objection to rezoning at the critical intersection of US 19 / Spring Hill Dr. / Pinehurst Dr. in HC File Number: H-21-67 Please include this in the Agenda Packet for the April 12, 2022 BOCC vote
Date: Wednesday, April 6, 2022 11:47:35 AM



Ronald F. Pianta, AICP
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From: Forrest Bennett <fbennett12345@gmail.com>
Sent: Wednesday, April 6, 2022 11:32 AM
To: Elizabeth Narverud <ENarverud@co.hernando.fl.us>; Wayne Dukes <WDukes@hernandocounty.us>; John Allocco <JAllocco@co.hernando.fl.us>; Jeff Holcomb <JHolcomb@hernandocounty.us>; Steve Champion <SChampion@co.hernando.fl.us>
Cc: Jeffrey Rogers <JRogers@co.hernando.fl.us>; Jon Jouben <JJouben@co.hernando.fl.us>; Ronald Pianta <RPianta@co.hernando.fl.us>; Valerie Pianta <vpianta@co.hernando.fl.us>; Scott Herring <SHerring@co.hernando.fl.us>; Colleen V. Conko <CVConko@co.hernando.fl.us>; ksibbring@timberpines.com; Barbara Behrendt <bbehrendt@tampabay.com>; desk@charternews.com; vsafuto@suncoastnews.com; PinehurstConcernedCitizens@gmail.com; Brenda Rabbitt <brabbitt79@gmail.com>; derrill@mcateerlawfl.com; NatureCoastActionTeam@gmail.com
Subject: Objection to rezoning at the critical intersection of US 19 / Spring Hill Dr. / Pinehurst Dr. in HC File Number: H-21-67 Please include this in the Agenda Packet for the April 12, 2022 BOCC vote

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County Commissioners:

As a 21 year Hernando County resident and who frequently uses the critical intersection where the proposed 11 acre "Special Use - Landscape" rezoning is requested, I respectfully request you consider several important points about this application and unanimously vote NO on H-21-67:

1). Two of Hernando County's most successful business and owners of a substantial number of commercial properties in Hernando and Pasco Counties, Dr. Singh and Dr. Rodney Ackley have each at some point in the past been prepared to turn this exact 11

acre site into commercial uses that are far less intense than what are proposed here. But after hearing the community outcry, including much concern from the residents of nearby Timber Pines and further studying the location for its access, traffic and community impacts, each decided to abandon their plans.

And Dr. Singh and Dr. Ackley are folks who contribute greatly to Hernando County's economic success and have for years, exactly the kinds of developers we want and the kinds of businesses you should be promoting for a better future for this community. 90% of the jobs created from the types of repetitive businesses proposed in H-21-67 will likely be minimum wage, 20 to 30 hour work week, zero benefits and will not pay enough for a couple to pay for basic necessities like rent, food, utilities, medical and a car. Considering the damage this development will cause to a wide area at this vital intersection and the likely social services that will be needed to support the employees, plus significant damage to property values, this proposal will result in a NET ECONOMIC LOSS for Hernando County.

2). The idea of granting a variance or a waiver of existing development rules was designed for unusual circumstances.

The idea of granting FIVE VARIANCES and waivers of rules designed to protect communities, traffic flow and other important considerations, is ludicrous. Five variances including the horrible precedent of waiving the frontage road when every other business on US 19 must have one for obvious reasons, the idea of reducing buffers to residential homes from disruptive business uses, is proof that this project absolutely does not fit on this parcel. It was never configured by the Deltona Corporation to be anything but a community wide, property value enhancing landscape buffer at the entrance to Spring Hill. Period.

3). While you have in the past rejected the argument that people who did their research and bought their homes in a particular place due to nearby protections and amenities (buffering, green space) should be able to rely on those conditions, you cannot ignore that approving this proposal in this location is thumbing your nose at every ounce of common sense in development. Maybe you've never sat in traffic at this intersection which is a gateway to chaos in every direction even with the landscaping in place now, approving this application will bump the intersection from number three to number one `busiest and deadliest in Hernando County.

Think of the future of Hernando County in terms of quality economic growth, good planning and development practices and a promise to past and future residents that Hernando County is going to be a good place to live for years to come, not another Wesley Chapel or St. Petersburg that residents flee from. Commissioners, Please: "Don't Pasco Hernando".

If you consider my comments above and follow many aspects of the Comprehensive Plan, especially Strategy 1.10B(3), you have no choice than to vote NO to this rezoning request. Far less egregious development plans have been rejected and/or withdrawn at this site before and for good reasons. Thank you.

Sincerely -

Forrest Bennett

UF Certified Florida Master Naturalist in Coastal Systems
Three Term Appointed Member of the Hernando County Environmentally Sensitive Lands
Committee

Founder and President
NATURE COAST ACTION TEAM, INC. (NCAT)
A Florida Non-Profit Corporation
Protecting our Environment and Communities Since 2014

4327 Biscayne Drive
Hernando Beach, FL 34607

naturecoastactionteam@gmail.com

fbennett12345@gmail.com

352-596-2262

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Subject: FW: Strong Opposition to Rezoning file Number H-21 67 -Commissioners please unanimously Vote NO on April 12th !!
Date: Friday, April 8, 2022 10:22:06 AM



Ronald F. Pianta, AICP
Planning and Zoning Director
Hernando County Planning Department
1653 Blaise Drive
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Website: <http://www.hernandocounty.us/plan>

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From: KIM D <speeditup13@msn.com>
Sent: Friday, April 8, 2022 10:00 AM
To: Elizabeth Narverud <ENarverud@co.hernando.fl.us>; Wayne Dukes <WDukes@hernandocounty.us>; John Allocco <JAllocco@co.hernando.fl.us>; Jeff Holcomb <JHolcomb@hernandocounty.us>; Steve Champion <SChampion@co.hernando.fl.us>
Cc: jrogers@co.Hernando.Florida.us; Ronald Pianta <RPianta@co.hernando.fl.us>; Colleen V. Conko <CVConko@co.hernando.fl.us>; Forrest Bennett <Naturecoastactionteam@gmail.com>; pinehurstconcernedcitizens@gmail.com
Subject: Strong Opposition to Rezoning file Number H-21 67 -Commissioners please unanimously Vote NO on April 12th !!

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Good morning,

My name is Kim DiBlasi, and I am sending this email to voice my position of the rezoning you are considering.

I am responding to a serious call to action from the highly respected Nature Coast Action Team, and I appreciate your time this morning. I am aware of the meeting on April 12, 2022, I will be out of town and unable to attend.

Please let this email serve as my personal plea to you to object to the request of Rezoning at this location.

The 125 feet of frontage/ buffer is very important for keeping the tranquility desired for the residents here, and would only become another eyesore that I personally do not want.

The traffic, and this intersection are already very clustered, and of course this will only add to that nightmare. We want safe travel paths for the senior citizens that do still drive to the supermarket and elsewhere in the surrounding area.

It's irresponsible of us not to protect existing residential areas, and this should be a strong NO !

There is no need to destroy an area already established as a "no commercial development zone", I would really like to know why would you be considering this ?

Thank you for your time and consideration.

Kim DiBlasi

3120 Gulf Winds Circle

I can be reached at speeditup13@msn.com

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Subject: FW: Strong Opposition to Rezoning File Number: H-21-67! Commissioners Please Unanimously Vote NO on April 12th!
Date: Friday, April 8, 2022 10:27:34 AM



Ronald F. Pianta, AICP
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From: Judy Hodder <hodderj@verizon.net>
Sent: Thursday, April 7, 2022 10:49 PM
To: Elizabeth Narverud <ENarverud@co.hernando.fl.us>; Wayne Dukes <WDukes@hernandocounty.us>; John Allocco <JAllocco@co.hernando.fl.us>; Jeff Holcomb <JHolcomb@hernandocounty.us>; Steve Champion <SChampion@co.hernando.fl.us>
Cc: Jeffrey Rogers <JRogers@co.hernando.fl.us>; Ronald Pianta <RPianta@co.hernando.fl.us>; Colleen V. Conko <CVConko@co.hernando.fl.us>; NatureCoastActionTeam@gmail.com; PinehurstConcernedCitizens@gmail.com; Judy Hodder <hodderj@verizon.net>
Subject: Strong Opposition to Rezoning File Number: H-21-67! Commissioners Please Unanimously Vote NO on April 12th!

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Hello,

My name is Judy Hodder and I am a resident/taxpayer in Hernando County. I realize this email is coming to you just before the stroke of midnight but I beg you to read it, consider the residents and reconsider the rezoning of the wooded buffer area that protects Spring Hill residents from the very busy, chaotic US 19.

If YOU bought a home with the assurance of a buffer such as this, would you want your county leadership to reconsider the zoning to allow for commercial development that will result in disruption, noise, possible neighborhood crime, and commercial unpleasantness proposed by the developer. Why have zoning if it will just change at the whim of those in charge for whatever reason?

I realize that commercial businesses bring in tax dollars but at what cost? Please consider how you are affecting the quality of life of the residents of this community in addition to the duplication of business types. How many gas stations, tire shops, fast food establishments, car washes, convenience stores, etc., does the county need? Will the addition of a proposed WaWa put nearby gas stations and convenience stores out of business (resulting in a lesser tax base)? What will be gained by this? More empty buildings? Why not encourage developers to develop currently defunct properties rather than properties that were zoned to protect the property owners?

Is there a proactive strategic development plan for the county? If so, does this rezoning fit the criteria? If there is no proactive development plan, why not?

Will you please respond to my email informing me whether a proactive strategic development plan exists and if so, how I can access it?

Thank you for your consideration of the residents adversely affected by the development these 11 acres of buffer land.

Judy Hodder

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Subject: FW: Strong Opposition to Rezoning File Number: H-21-67! Commissioners Please Unanimously Vote NO on April 12th!
Date: Friday, April 8, 2022 12:25:11 PM



Ronald F. Pianta, AICP
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From: jeanette.kranz1@gmail.com <jeanette.kranz1@gmail.com>
Sent: Friday, April 8, 2022 12:10 PM
To: Elizabeth Narverud <ENarverud@co.hernando.fl.us>; Wayne Dukes <WDukes@hernandocounty.us>; John Allocco <JAllocco@co.hernando.fl.us>; Jeff Holcomb <JHolcomb@hernandocounty.us>; Steve Champion <SChampion@co.hernando.fl.us>; Jeffrey Rogers <JRogers@co.hernando.fl.us>; Ronald Pianta <RPianta@co.hernando.fl.us>; Colleen V. Conko <CVConko@co.hernando.fl.us>; NatureCoastActionTeam@gmail.com; PinehurstConcernedCitizens@gmail.com
Subject: Strong Opposition to Rezoning File Number: H-21-67! Commissioners Please Unanimously Vote NO on April 12th!

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My family and I have lived in and paid taxes in Spring Hill since the early 1980's. I was here when it was rural, and we welcomed a new store or a new development. But what you are doing to our beautiful town is a sin. To allow every piece of land to be developed by out of town developers, with no regard for the people, the traffic or the will of the people, should not be allowed.

The Spring Hill Waterfall Entrance rezoning and so many others like it is WRONG on every level and is contrary to boosting economic development, preventing traffic chaos at a critical intersection, protecting property values and quality of life and seeing Hernando County PROGRESS into the best it can be in the decades to come. Responsible development that provides living wage, quality jobs, doesn't create harm and are aesthetically pleasing in the right location is GOOD. This rapacious plan and many others that have recently been "rubber stamped" are BAD. Period.

Alderwood Street is already a cut through for people looking to avoid the Spring Hill and US19 intersection. They race through Trenton and down Alderwood street disturbing our peace and endangering our children. Don't make this intersection any more dangerous by more arbitrary shotgun building. Just because there is a piece of empty land doesn't mean that something needs to be built on it.

Please....help to preserve our peaceful community.

Jeanette Kranz
6093 Alderwood Street
Spring Hill, FL 34608

(678) 360-3893 - cell

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Subject: FW: H-21-67 Vote NO
Date: Friday, April 8, 2022 12:24:40 PM

Ronald F. Pianta, AICP
Planning and Zoning Director
Hernando County Planning Department
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Phone: (352) 754-4057
Email: rpianta@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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-----Original Message-----

From: Jodie Pillarella <Jodiepillarella@icloud.com>
Sent: Friday, April 8, 2022 12:23 PM
To: Elizabeth Narverud <ENarverud@co.hernando.fl.us>; Wayne Dukes <WDukes@hernandocounty.us>; John Allocco <JAllocco@co.hernando.fl.us>; Jeff Holcomb <JHolcomb@hernandocounty.us>; Steve Champion <SChampion@co.hernando.fl.us>; Colleen V. Conko <CVConko@co.hernando.fl.us>; Ronald Pianta <RPianta@co.hernando.fl.us>; Jeffrey Rogers <JRogers@co.hernando.fl.us>; naturecoastactionteam@gmail.com; pinehurstconcernedcitizens@gmail.com
Subject: H-21-67 Vote NO

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.

Please include this correspondence in the agenda packet for H-21-67 As a 31 year resident of Hernando County I have seen a lot of development in that time and much of it has been for the best. Since my livelihood is based in construction, I am all for development BUT it must be done responsibly. Hernando county is growing in leaps and bounds and we must keep things in check so our beautiful Nature Coast remains just that.

This area has been up for rezoning before with projects that were nowhere near the intensity that this proposed project is and both times were defeated for good reason. This area was part of the major plans when Spring Hill was conceived and was designed to stay as it currently has been since 1960.

This parcel is located at one of the most dangerous intersections in the county. Just a couple of weeks ago this intersection was shut down due to a bad traffic accident and adding to this chaos is a recipe for disaster and potential fatalities.

Many people purchased their homes knowing that this area would be undisturbed and spent their life savings on them knowing that this land was a protected buffer for their investment.

This reasoning will go against the county's comprehensive plan guidelines which were designed to protect everyone's property values and their way of life.

I urge you as you have done in the past with this property, to again vote NO to this even more intense rezoning. These out of town investors, who are trying to make money at the expense of other people's property values and way of life, are not going to be affected by this reasoning other than having a substantial gain in their wallet at the expense of Hernando County voters and taxpayers.

PLEASE VOTE NO!!!!

Respectfully,
Jodie Pillarella

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Subject: FW: Strong Opposition to Rezoning File Number: H-21-67! Commissioners Please Unanimously Vote NO on April 12th!
Date: Friday, April 8, 2022 10:27:50 AM



Ronald F. Pianta, AICP
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From: marc polecritti <polecritti@yahoo.com>
Sent: Thursday, April 7, 2022 9:50 PM
To: Ronald Pianta <RPianta@co.hernando.fl.us>; Colleen V. Conko <CVConko@co.hernando.fl.us>; NatureCoastActionTeam@gmail.com; PinehurstConcernedCitizens@gmail.com; Elizabeth Narverud <ENarverud@co.hernando.fl.us>; Wayne Dukes <WDukes@hernandocounty.us>; John Allocco <JAllocco@co.hernando.fl.us>; Jeff Holcomb <JHolcomb@hernandocounty.us>; Steve Champion <SChampion@co.hernando.fl.us>
Subject: Strong Opposition to Rezoning File Number: H-21-67! Commissioners Please Unanimously Vote NO on April 12th!

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County Commissioners,

As a resident of Hernando Beach who uses this intersection daily, I urge you all to not grant an unwarranted pass to commercialize this strip of wooded landscape. This re-zoning is wrong for so many reasons in my opinion but in order to be brief, I will only touch on a few:

1. Intent. The Intent of this parcel from what I have researched, was to be a sound and visual barrier to the adjacent residential neighborhood on the other side. Having that barrier is why many of those who choose to buy or build houses there did so. It is soo unfair for those residents to have to endue the resulting loss in property value and new sound and light harassment. The BOCC has to look at issues not solely from the county profit aspect but also through the lens of those residents who your decision will effect. You should not condone rezoning requests simply because the effects do not affect your personal backyard. I assure you all that you would not support this if you lived in the adjacent neighborhood.

Also having some areas of nature along 19 is visually appealing and lessens the overwhelming impact on commercializing every inch of space and this idea leads to number two.

2. Don't Pasco Hernando county. Driving through Pasco is awful, commercial buildings everywhere

along 19 with ill thought out design and no landscape or road decor etc. Compare this to the 19 driving through Pinellas. They at least have some palms and gardens along the road way which "up scales" the appearance of the counties commercial buildings. Even the gas stations, dollar stores etc have wider easements and landscape that Pasco lacks. The apparent random re-zoning decisions made haphazardly by the Hernando BOCC seems to be the new normal and will only lead to the Pasco type look and feel. It will turn new and current residents from living here just as I couldn't wait to leave Pasco.

3. If you all are without question bent to permit rezoning, couldn't it be for a better purpose? Hernando county does lack higher end restaurants and shops. Why not establish an agreement among yourselves and put it to the big developers that the BOCC will only rezone for commercial entities that improve the quality of life of Hernando county residents. What we do not need is more storage units, gas stations and carwashes.

Please consider the above and do not just rubber stamp every rezone request that passes before you.

Denial of H-21-67 could be the first example implementing the above and an olive branch to the residents of Hernando county.

Thank you for your time in reading this and also thanks to the Nature Coast Action Team for being a vessel of communication between the residents and the BOCC.

Marc Polecritti, D.O.

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Subject: FW: Opposition to the re-zoning-H-21-67
Date: Friday, April 8, 2022 10:23:39 AM



Ronald F. Pianta, AICP
Planning and Zoning Director
Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
Phone: (352) 754-4057
Email: rpianta@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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From: Marsha Shoemaker <marshalee63@gmail.com>
Sent: Friday, April 8, 2022 9:43 AM
To: Elizabeth Narverud <ENarverud@co.hernando.fl.us>; Wayne Dukes <WDukes@hernandocounty.us>; John Allocco <JAllocco@co.hernando.fl.us>; Jeff Holcomb <JHolcomb@hernandocounty.us>; Steve Champion <SChampion@co.hernando.fl.us>; Administration Resource Object <Administration@co.hernando.fl.us>
Cc: Ronald Pianta <RPianta@co.hernando.fl.us>; Colleen V. Conko <CVConko@co.hernando.fl.us>; NatureCoastActionTeam@gmail.com; PinehurstConcernedCitizens@gmail.com
Subject: Opposition to the re-zoning-H-21-67

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April 8, 2022

Good Morning to the BOCC~

My name is Marsha Shoemaker and I'm a full time Hernando County resident. I understand that the board will be voting on April 12th, 2022, to rezone the small parcel of land located on the northeast corner of US Highway 19 and Spring Hill Dr (H-21-67). I would like to say for the record that I very much oppose any re-zoning of said area.

Although I still work in Tampa, I moved up here 24 years ago to get away from the concrete jungle that it has become. A good portion of my 100 miles per day, 5 days a week commute to and from work involves me driving on US Hwy 19, and the further south I drive on 19, all I see is building after building, concrete after concrete, accident after accident, but what I don't see is a tree. Making the drive North on 19, as I'm entering Hernando county, I see less buildings and

a few more trees! But they are disappearing as parcels of land are rezoned to commercial. That particular corner adds to the beauty of our famous waterfall welcoming everyone to Spring Hill!!!! It's getting harder and harder to differentiate the cities along 19, as they are all blending in together. Please save what little piece of nature we have left along US 19.

I ask that you please take a moment and think about nature and how we the people are slowly but surely picking away at it. This area is home to sand hill cranes, as I'm quite sure you have witnessed them walking along US HWY 19 with their young following close behind, and also what's left of our local endangered gopher tortoises. Yes, you say they are required to be re-located, but are they really??? I would really like to see the data on who, when, and where all of the tortoises are re-located to.

In closing, I would like to say that we are to be good stewards of the land, yet are we???

Respectfully submitted,
Marsha Shoemaker
3456 Cobia Dr
Spring Hill, FL
352-200-0653

Thank you,

*Marsha L. Shoemaker
Address Management
Florida 2 District
POB 39321
Tampa, FL 33630-9321
Office: 813-354-6123*

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Subject: FW: Intense Opposition to rezoning H-21-67. Please say NO
Date: Friday, April 8, 2022 11:23:01 AM



Ronald F. Pianta, AICP
Planning and Zoning Director
Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
Phone: (352) 754-4057
Email: rpianta@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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From: Michael Triolo <mtphoto@hotmail.com>
Sent: Friday, April 8, 2022 11:00 AM
To: enarverud@hernandocounty.us; Wayne Dukes <WDukes@hernandocounty.us>; John Allocco <JAllocco@co.hernando.fl.us>; Jeff Holcomb <JHolcomb@hernandocounty.us>; Steve Champion <SChampion@co.hernando.fl.us>
Cc: Jeffrey Rogers <JRogers@co.hernando.fl.us>; Ronald Pianta <RPianta@co.hernando.fl.us>; Colleen V. Conko <CVConko@co.hernando.fl.us>; Naturecoastactionteam@gmail.com; PinehurstConcernedCitizens@gmail.com; Anne Triolo <anne72triolo@gmail.com>
Subject: Intense Opposition to rezoning H-21-67. Please say NO

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The entire Nature Coast Action Team is deeply concerned about the impact of any re-zoning on the safety of our families and its grave impact to our neighborhood. If the subject property (parcel #00411931) is allowed to permit traffic onto or off of Pinehurst Dr., this will significantly increase traffic on now quiet residential streets posing a significant danger to residents.

The neighborhood has narrow streets with no sidewalks. There are young children playing in the street, elderly residents walking and riding in wheel chairs, mothers walking with their baby carriages, people on bicycles and others using these quiet streets now. We cannot allow even one person's injury or death from this unwanted re-zoning.

Please DO NOT allow any access or egress onto Pinehurst Dr. We are counting on you, our elected Board of Commissioners, to stand up for us and say NO to the re-zone.

Thank you,
Michael & Anne Triolo
5511 Alderwood Street

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Cc: [Omar DePablo](#)
Subject: FW: Agenda Item H-21-67 March 16th Hernando County Planning Commission
Date: Friday, March 11, 2022 9:16:50 AM
Attachments: [Comments to Hernando P&Z Commission on Pinehurst rezoning .docx](#)

Alan; please copy the file and send this out today to the PZ with the rest of the correspondence.
Thanks, Ron



Ronald F. Pianta, AICP
Planning and Zoning Director
Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
Phone: (352) 754-4057
Email: rpianta@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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From: DeeVon Quirolo <sierraclubadventurecoastcc@gmail.com>
Sent: Thursday, March 10, 2022 6:51 PM
To: fulford@hernandocounty.us; Omar DePablo <ODePablo@hernandocounty.us>; Jon Jouben <JJouben@co.hernando.fl.us>; Ronald Pianta <RPianta@co.hernando.fl.us>
Subject: Re: Agenda Item H-21-67 March 16th Hernando County Planning Commission

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Attached please find the comments of Sierra Club Adventure Coast Group that are submitted for your review and inclusion into the record of Agenda Item H-21-67 of the March 16th, 2022, Hernando County Planning and Zoning Commission meeting.

Thank you for your cooperation.
Very truly yours,

DeeVon Quirolo

Sierra Club Adventure Coast
Conservation Chair
Chair, Clean Energy Schools Campaign

Sierra Club is America's largest, most influential grassroots environmental organization, with 3.5 million members and supporters. We help people explore nature and our outdoor heritage, work to promote clean energy, safeguard the health of our communities, protect wildlife, and preserve our remaining wild places through grassroots activism, public education, lobbying, legal action.



Adventure Coast Group

<http://www.sierraclub.org/florida/adventure-coast>

March 9, 2021

Hernando County Planning Commission

Attn: Chairman Mike Fulford and Planning Commissioners

Via personal delivery to Hernando County Planning Department

Via email to rpianta@hernandocounty.us, ODePblo@hernandocounty.us, jjouben@hernandocounty.us

Via email to: fulford@hernandocounty.us

Re: March 14th Agenda Item H-21-67 - Brightwork Real Estate, Inc: Rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses and Deviations; Northeast corner of Commercial Way and Spring Hill Drive

Dear Chairman Fulford and members of the Hernando County Planning Commission:

Sierra Club Adventure Coast Group submits these comments to you and for the record regarding the pending application to rezone an 11-acre undeveloped parcel at the northeast corner of Spring Hill Drive and U.S. 19th from PDP(SU) to commercial development PDP(HC). Sierra Club's motto is to enjoy, explore and protect the planet. Green space is essential for quality of life and clean air. We encourage you to value the long-standing zoning of this parcel by the Deltona Corporation that was designed specifically to provide a landscaping barrier in this well-developed area of Spring Hill.

The land currently provides a sound and green space landscape buffer between the noise and traffic of Highway 19 and the long-term residences along the east side of Pinehurst Drive. This rezoning application seeks to allow subdividing this parcel into eight commercial lots that could be developed into a gas station/convenience store, drive through fast food restaurant and/or specialty retail.

This parcel was rejected for less intensive development in 1988 and again in 2010. The original Deltona Master Plan designated this parcel as natural open space and some current homeowners in the area relied upon this representation prior to purchasing a home here. An advertising brochure from Deltona Corporation depicted it as an open green space buffer to U.S. Highway 19. One of the earlier concerns raised by the residents was that access to Pinehurst Drive remain residential and not provide connectivity to any new development. Opposition to commercial intrusion into this residential area is stronger than ever and is a valid concern of area residents today. Given the intense unplanned development that has already occurred in Spring Hill, the planning commission would be well-advised to consider quality of life issues for residents in

weighing new applications for further development. Has there been a demonstrated need for more of this type of development? Will it make Spring Hill a better place to live?

We agree with all the conditions raised by the Planning staff report. At a minimum, as recommended in the 2010 application, the developer should provide an access management study and traffic analysis for review and approval by the County Engineering Department prior to issuance of any permits. The 2010 application limited access from the parcel to Pinehurst to “gated emergency-only siren-activated access.” It also made the developer responsible for all operational and/or link improvements determined necessary by the study and analysis. There is also a need to ascertain if there are any gopher tortoise nests on the property. One nearby resident has reported sighting both a gopher tortoise and sand hill cranes in the area. Gopher tortoises are a federally endangered species of the sandhill and scrub pine forests of the Nature Coast. Its decline in many areas is due to habitat loss or degradation. Each nest provides habitat for dozens of other species that are lost when the tortoises alone are relocated to other areas. Stormwater and drainage are another concern that has not been addressed, yet the issue of flooding to nearby residences is a potential adverse impact. Design details on how the new development will comply with Hernando County’s flood plain management ordinance and meet guidelines pertaining to the 100-year flood plain should be provided. Currently there is an open stormwater drain that runs the length of the area facing U.S Highway 19.

There is a predictable concern on the part of nearby residents that noise emanating from the new development in combination with its location at a busy intersection will diminish their quality of life. If you do decide to allow this zoning change, the current landscape buffer would be removed and developed. At a minimum, this intensity and incompatibility with the existing residences should be mitigated with a 50’ landscape buffer with 80% opacity at planting and a concrete wall along the inside of the buffer extending to that portion of Pinehurst Drive that faces residential uses, as was required in the 2010 application. In addition, the new building mechanical/operational equipment including HVAC should be set back at least 100 feet from any property line external to the project boundary or any residential area and shielded with screening or located on the roof and visually shielded with a parapet wall, another planning department recommendation from the 2010 application. The 2010 planners also addressed light pollution, which could be reduced by retaining all light on site with full cutoff fixtures and reduced to fifty percent within one hour after close of business or between 10PM and sunrise. We recommend that the project be guided by the Dark Sky principle on light pollution, to minimize the amount, direction, time and type of artificial lighting that is used. It does not mean that communities must live in darkness, but rather minimize light and dust pollution.

Clearly, there is lots of room for concern that this parcel of undeveloped land be converted into something that is not needed and that will negatively impact the lives of nearby residents and little hope that it will be an asset that improves Spring Hill. Thank you for the opportunity to submit these comments.

Very truly yours,

DeVon Quirolo

DeeVon Quirolo

Conservation Chair

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Subject: FW: OPPOSE/DENY rezoning of Parcel #411931-File H-21-67
Date: Monday, April 4, 2022 8:31:38 AM



Ronald F. Pianta, AICP
Planning and Zoning Director
Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
Phone: (352) 754-4057
Email: rpianta@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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From: David Snutes <dsnutes@nep.net>
Sent: Saturday, April 2, 2022 8:26 AM
To: Jeff Holcomb <JHolcomb@hernandocounty.us>; Wayne Dukes <WDukes@hernandocounty.us>; John Allocco <JAllocco@co.hernando.fl.us>; Steve Champion <SChampion@co.hernando.fl.us>; Jeffrey Rogers <JRogers@co.hernando.fl.us>; Garth Coller <GarthC@hernandocounty.us>; Ronald Pianta <RPianta@co.hernando.fl.us>; Chris Linsbeck <CLinsbeck@co.hernando.fl.us>; Omar DePablo <ODePablo@hernandocounty.us>; Planning Resource Object <Planning@co.hernando.fl.us>; Kasey Hyde <KHyde@co.hernando.fl.us>; Hernando County – Public Information Office <publicinformation@co.hernando.fl.us>; Elizabeth Narverud <ENarverud@co.hernando.fl.us>
Subject: OPPOSE/DENY rezoning of Parcel #411931-File H-21-67

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Please,

OPPOSE/DENY rezoning of Parcel #411931—File H-21-67

Thank you,

David and Nancy Snutes
3369 Gulfview Dr
Hernando Beach, Florida 34607

From: margaret@spears.io
To: [Omar DePablo](#)
Subject: RE: H-21-67 Rezoning Proposition
Date: Wednesday, March 2, 2022 6:17:21 PM

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Hello Omar,

I am writing to you, the county commissioners, and the planning/zoning committee in regard to the rezoning of the parcel of land (H-21-67) located between Pinehurst and US 19. I discussed this with my husband, and we are both of the same belief: **we do not want that parcel to be rezoned; if it were developed, we would not want to have any access to the commercial development via Pinehurst.**

This area is close to everything yet tucked away from the hustle and bustle of the world by a plot of land providing a buffer zone for all of us as well as a home for animals such as gopher turtles, hawks, eagles, foxes, cranes, and other wildlife. People can ride bikes; children can play basketball and football in the street (while watching for LOCAL traffic) in peace and safety.

In fact, peace is what brought us to Spring Hill and this community. We moved here from St Petersburg to escape the confines of the city life – to find peace and to relax under a clear, beautiful sky. We see hundreds more stars in the sky here than we ever did in St Petersburg. My PTSD went into remission here. It is so beautiful and the people here care and help one another. This place is special to our hearts and to our spirits.

To tear down the trees and put in facilities such as restaurants, gas stations, car washes, etc. is an action against the community, the people of Pinehurst. This construction will only bring more traffic, more danger to the area and will destroy the peaceful feel of this community. The noise of US 19 will be highly prevalent no matter what mitigation is put in the place of the trees. With the businesses that are planned to move to the parcel, we will see increase of crime, car accidents, intrusion of panhandlers and drivers racing down community streets without regard for pedestrians or the neighborhood.

Our beloved neighborhood will lose so much – lower home values, higher insurance rates, and the ability to work and play together safely -- among so many other things. My husband and I will lose the view of those additional hundreds of stars in the sky. I fear that the peace that I found here will be lost forever.

We know we are not the only ones who feel this way. Any development of that parcel does not benefit the neighborhood and the people who live here; it ruins the tranquility and sense of safety that makes this place home for people and wildlife alike.

There are so many other places, less than half a mile away, that are already cleared and ready for such development. Please consider those lots for development and leave our community as is. We

have everything we need already nearby; there is **no need for any further amenities**. There is a greater need to keep this area as the beautiful, tranquil community it has always been.

Thank you for your time.

Sincerely,
Margaret (and Michael) Spears
6069 Alderwood St
Spring Hill, FL 34606

From: [Omar DePablo](#)
To: michael@spears.io
Subject: FW: HC-21-67/Parcel #411931
Date: Friday, January 21, 2022 10:49:48 AM
Attachments: [H2167 Public inquiry Documents.pdf](#)
[H2167i.-Rev.df.pdf](#)

Good morning Mr. Spears. I have received your request for items pertaining to the Brightworks H2167 application. Per your request I have attached the application package and I have also attached the required documents from the Public Inquiry Workshop. Should you have any questions upon your review, feel free to email me. At this time the application has not been scheduled for a hearing. Have a great weekend.

Thank You,

Cesar Omar De Pablo

Planner II
Hernando County
Planning Department
1653 Blaise Drive
Brooksville, FL 34601
PH: 352.754.4057
FX: 352.754.4420



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From: michael@spears.io <michael@spears.io>
Sent: Thursday, January 20, 2022 5:18 PM
To: Ronald Pianta <RPianta@co.hernando.fl.us>; Omar DePablo <ODEPablo@hernandocounty.us>
Cc: 'Brenda Rabbitt' <brabbitt79@gmail.com>
Subject: HC-21-67/Parcel #411931

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Good evening Mr. Pianta and Mr. DePablo.

On behalf of the neighboring residents, I am reaching out to you (PZ staff) for direction on obtaining a complete copy of the rezoning application. While some of the residents attended the informational meeting held on December 7th, those attending don't feel that any substantive information was provided. The narrative that some residents have, refers to an attachment "A" which no one has. Imagine yourself trying to accept/support a similar proposal without knowing

what lies on the horizon.

Can you tell me what staff has been assigned to review the submitted application? Can you please send me the application or direct me to the website where I may locate the application and supporting information? Has a site plan been submitted that is similar to the 2010 rezoning attempt? If so, how can I obtain the site plan? Having this information would probably assist our neighborhood with a better resolution for all.

I look forward to hearing from you at your earliest convenience.

Thank you,
Michael Spears

From: [DOSmile](#)
To: [Omar DePablo](#)
Subject: Express opposition of the H-21-67 rezoning attempt.
Date: Sunday, February 27, 2022 7:35:22 PM

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I have recently returned from vacation to California. While I was over there, I was involved in a hit and run accident with a truck while I was on a bicycle. The intersection where I was struck in California, is very similar to the one that exists just off of Pinehurst and Spring Hill; A major highway, a residential road and a perpendicular road intersecting both. I was crossing the perpendicular road following the parking spots along the residential road, when the man driving the truck that hit me was far too concerned with the highway traffic, cut a corner too tight and ran right into my bicycle flipping me into his vehicle and onto the pavement.

There are a myriad of reasons to oppose developing right in my front yard. One of them being that we just purchased a house for \$200k because of the quiet, natural neighborhood, and not even 3 months in some is trying to install a gas station practically in my front yard telling me it will raise the value of the home. No one wants to live next to a gas station let alone purchase a home there. Secondly, the noise, light and general pollution would be far too much to handle including the 24/7 stores which would increase crime for the neighborhood. Then there is the traffic. Nearly every other week there is another accident at that intersection of Pinehurst / US-19 / Spring Hill Dr and that is prior to there being more traffic in and around that area.

Logistically speaking, that intersection is already a nightmare. Adding more entries / exits onto Pinehurst would not only further endanger the residents walking around, riding bikes and kids playing in the street, with increased commercial traffic on an already heavily trafficked road, but also increase the number of accidents and crimes in the area. There are acres of undeveloped, commercially zoned land already available right across from US 19 on the Walmart side. I don't mind there being commercial development, just putting it in people's front yards and calling it a "quality of life improvement" instead of a robbery is disrespectful.

I heavily urge you to deny the rezoning attempt.

Respectfully,
Kristoff Stens

From: [Michael Triolo](#)
To: [Omar DePablo](#)
Cc: RPinata@hernandocounty.us
Subject: Re-zoning H-21-67
Date: Wednesday, March 2, 2022 4:11:54 PM

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Omar De Pablo,

We are deeply concerned about the impact of any re-zoning on the safety of our families and its grave impact to our neighborhood. If the subject property (parcel #00411931) is allowed to permit traffic onto or off of Pinehurst Dr., this will significantly increase traffic on now quiet residential streets posing a significant danger to residents.

The neighborhood has narrow streets with no sidewalks. There are young children playing in the street, elderly residents walking and riding in wheel chairs, mothers walking with their baby carriages, people on bicycles and others using these quiet streets now. We cannot allow even one person's injury or death from this unwanted re-zoning.

Please DO NOT allow any access or egress onto Pinehurst Dr. We are counting on you, Omar, to stand up for us and say no to the re-zone.

Sincerely,
Anne and Michael Triolo

From: [Bob Wisner](#)
To: [Omar DePablo](#)
Cc: brabbitt79@gmail.com
Subject: H-21-67 rezoning
Date: Thursday, March 3, 2022 6:30:24 AM

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Good morning Mr. Depablo,

I am contacting you in hopes that you and the county will reject the rezoning of the property at Pinehurst and US19. This is the neighborhood in which I live. I believe, the commercial development of this property will have a detrimental effect on myself, my friends and my neighbors. The list of potential harms is quite long and has, I'm sure, been brought to your attention by the many other concerned citizens of our community.

Please vote "no" on the rezoning request.

Respectfully,
Bob Wisner
Heritage Ave, Spring Hill FL 34606

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Subject: FW: Opposed to Spring Hill Rezoning
Date: Tuesday, April 5, 2022 8:53:31 AM

Ronald F. Pianta, AICP
Planning and Zoning Director
Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
Phone: (352) 754-4057
Email: rpianta@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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-----Original Message-----

From: Susan Fogel <sakfogel50@gmail.com>
Sent: Monday, April 4, 2022 5:15 PM
To: Ronald Pianta <RPianta@co.hernando.fl.us>
Subject: Opposed to Spring Hill Rezoning

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Dear Neighbors,

It only takes 3 of the 5 commissioners to vote AGAINST the proposed rezoning of the parcel at Spring Hill Drive and 19. This is the Pinehurst Drive issue. Timber Pines has clout with the Board of County Commissioners (BOCC). Let them know we care about our community. Please type in your name and add your address or at least put Timber Pines under your name.

Please copy and paste the following information into emails sent to the commissioners listed below.

Dear Mr Anta,

I am a year round resident of Timber Pines and I pay taxes and I vote. I have sent the following g message to the BOCC members my representative directing to

OPPOSE/DENY rezoning of Parcel #411931—File H-21-6.

These are the reasons :

- It is TOO INTENSE for our neighborhood
- It will DRASTICALLY INCREASE TRAFFIC to the 3rd Most Dangerous Signaled Intersection in Hernando County
- The U.S. Hwy 19/Spring Hill Dr/Pinehurst Dr intersection is already CHAOTIC and DYSFUNCTIONAL

- Residents (many families) will NO LONGER BE SAFE on the neighborhood streets with added cut-through traffic
- Light pollution will cause DISRUPTION of sleep
- Noise from U.S. Hwy 19 will interfere with Quality of Life
- It was originally intended to remain as a wooded landscape buffer Sincerely ,

Susan A Fogel
sakfogel50@gmail.com
2079 Forester Way
Spring Hill, FL 34606
Sent from my iPhone

From: [Carol M](#)
To: [Ronald Pianta](#); [Omar DePablo](#)
Subject: March 14 hearing-applicant Brightwork real estate, inc.- File H-21-67
Date: Sunday, March 13, 2022 4:29:23 PM

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Planning and Zoning Commission:

My name is Carol McCarten. My family and I moved to Spring Hill in the fall of 1974. I recently moved to Ormond Beach on Florida's east coast to be near family. However, I have kept in touch with neighbors and friends in the Spring Hill area especially near Newmark Street where I lived. Several years ago Dr. Ackley, a Dentist, petitioned to build an office on the subject acreage but was denied by the county Commission. And Dr. Singh also wanted to use the land but withdrew his petition.

I think the use of this 11 acres by Wawa is unreasonable in light of its closeness to the residential section. The 24 hour of commotion and noise by truck and car traffic on Pinehurst will lead to huge back-ups in the famous or infamous intersection of Spring Hill Dr. and Route 19 (Commercial Way). The light pollution, the fume pollution and the destruction of trees and therefore the habitat of birds, turtles and other wildlife, are more rightful reasons to deny this project. The Deltona Corporation designated this parcel as (landscape) and we were told the Parcel would remain (as is).

Please consider this commercial development in the lots behind your home. Would you also say "Not in my Back yard"?

Wawa is a Native American word for Canada Goose that was found in the Delaware Valley over 100 years ago-That is why they use the symbol of a flying goose in the corporate logo. My wish is for Wawa to abandon this project and follow their symbol back North for the good of the residents and wildlife in the subject area.

While Wawa has been welcomed in other commercial areas, the project will be unsafe due to the large volume of traffic and the ensuing fumes, noise and light pollution.

Please deny and reject this request for rezoning by Brightwork Real Estate, Inc.

Carol McCarten.

PS: Can this letter be read at the hearing and/or put in the hearing record. Phone 386-492-5801.
Thank you.

From: [Harry Moniz Jr.](#)
To: [Omar DePablo](#); "[Brabbitt79@gmail.com](#)"
Subject: Request for continuance
Date: Thursday, March 3, 2022 6:09:52 PM

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Dear Mr. DePablo, I am emailing once again to ask you for a second workshop meeting regarding the H -21-67 file and the parcel #00411931. I did attend the first meeting but found it to be uninformative. It seemed more a meeting for the presenter to find info on our neighborhood than to provide information on the project that was being proposed. There were only a few at the first workshop and now we have more than one hundred people interested in the what is really going on in our neighborhood. I thank you for your attention in this matter.

Harry Moniz
5472 Alderwood St
Spring Hill, Fl. 34606

From: [Michael Triolo](#)
To: [Omar DePablo](#); rpinata@hernandocounty.us
Subject: Please decline re-zoning H2167
Date: Thursday, March 3, 2022 4:55:07 PM

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Omar De Pablo,

We are deeply concerned about the impact of any re-zoning on the safety of our families and its grave impact to our neighborhood. If the subject property (parcel #00411931) is allowed to permit traffic onto or off of Pinehurst Dr., this will significantly increase traffic on now quiet residential streets posing a significant danger to residents.

The neighborhood has narrow streets with no sidewalks. There are young children playing in the street, elderly residents walking and riding in wheel chairs, mothers walking with their baby carriages, people on bicycles and others using these quiet streets now. We cannot allow even one person's injury or death from this unwanted re-zoning.

Please DO NOT allow any access or egress onto Pinehurst Dr. We are counting on you, Omar, to stand up for us and say no to the re-zone.

Sincerely,
Anne and Michael Triolo

From: [Ronald Pianta](#)
To: VSafuto@suncoastnews.com
Cc: [Alan Congdon](#); [Omar DePablo](#); [Michelle Miller](#)
Subject: Parcel Key 00411931
Date: Monday, January 10, 2022 1:52:49 PM

Good afternoon Vincent;

The Planning Department has not completed an analysis of this request. Please be aware that a public information workshop (PIW) with the neighborhood was held by the applicant on 12/07/21 and the item is tentatively scheduled for public hearing before the Planning and Zoning Commission on February 14, 2022. The agenda is generally published 1 week to 10 days prior to the public hearing. The case number for reference is Brightwork Real Estate (H 21 67).



Ronald F. Pianta, AICP
Planning and Zoning Director
Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
Phone: (352) 754-4057
Email: rpianta@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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From: Vincent Safuto <VSafuto@suncoastnews.com>
Sent: Monday, January 10, 2022 11:50 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Parcel Key 00411931

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Hi:

I'd like this message to go to Omar DePablo in regard to the property at the intersection of Spring Hill Drive and U.S. 19.

I'm a reporter for Hernando Today working on a story about it and the neighborhood residents' views on it, and I was wondering if you had a comment and could tell me when the item is expected to come up on the agenda.

You can reach me by email or at (561) 379-7684.

Thank you for your time and attention.

Regards,
Vincent F. Safuto
Hernando Today

Omar DePablo

From: Robert Rusconi <oqetacachale@hotmail.com>
Sent: Wednesday, December 29, 2021 6:21 PM
To: fulford6040@brighthouse.com; Ronald Pianta; Omar DePablo
Subject: PLEASE OPPOSE Parcel Key 00411931 - File H2167
Attachments: Redistricting.jpg

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Dear commissioners, my name is Robert Rusconi and I own property on Alderwood Drive in Spring Hill, Florida. I have been keeping an eye on the events surrounding Hernando County Parcel Key 00411931 - File H2167 in Spring Hill and wish you would reconsider this rezoning measure. My grandparents and aunt moved to Spring Hill back in 1970 and through the years I have watched Spring Hill grow as more and more people moved into the area. It has always been a relatively quiet and safe neighborhood and has, for the most part, resisted the urban sprawl that Florida has often fallen into. I wish you would oppose the rezoning that is now being proposed for Spring Hill (along Hwy 19) because it would seriously undermine the tranquility that this area has offered for countless families over the years. Increased noise early in the day and late at night and intense lighting interrupting people's sleep, these are just a few of the many problems people living in this neighborhood. When you make your decision, please ask yourself this one question ?

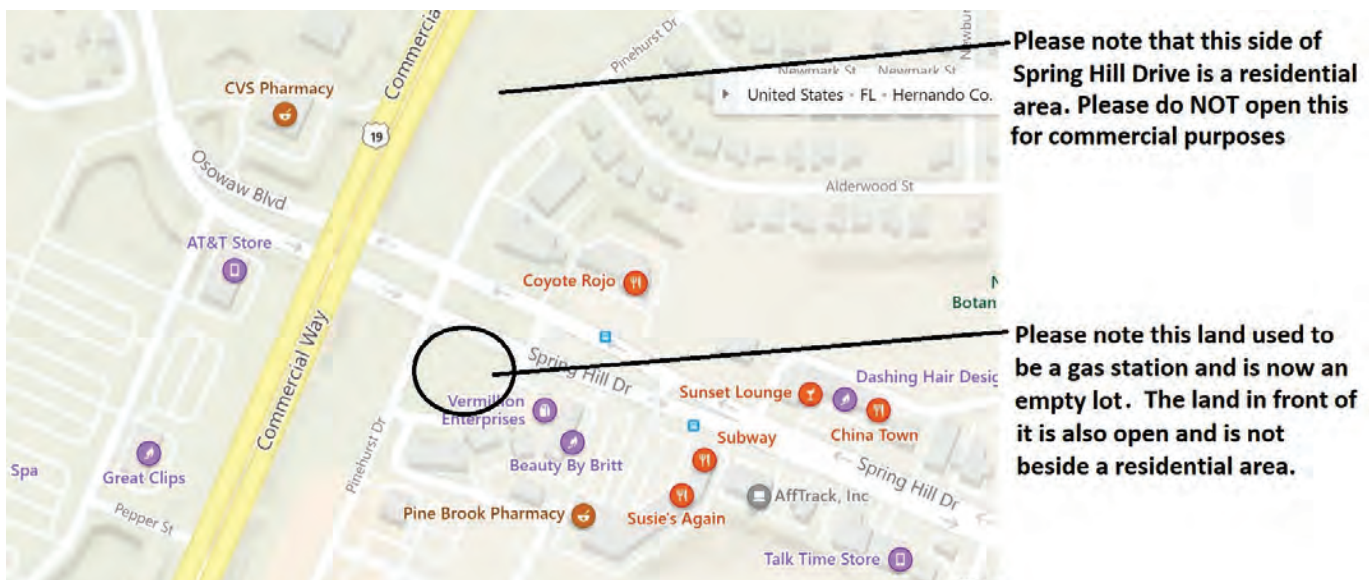
"Would I want a gas station / strip mall built beside my home?"

I'm sure that your answer would be the same as mine. NO.

Just to make a note . . . there is other land available for expansion if the county is interested in expansion. I have attached a map showing this.

Please **OPPOSE** Parcel Key 00411931 - File H2167.

Thank You for your kind consideration of this email.
Robert Rusconi



From: [Omar DePablo](#)
To: [Alan Congdon](#)
Subject: FW: DENY: H2167 Hearing! Request to be entered into official record
Date: Wednesday, April 6, 2022 9:44:00 AM

Thank You,

Cesar Omar De Pablo

Senior Planner
Hernando County
Planning Department
1653 Blaise Drive
Brooksville, FL 34601
PH: 352.754.4057
FX: 352.754.4420



Please consider the environment before printing my e-mail.

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From: John-Paul Reeve <reeve.johnpaul1@gmail.com>
Sent: Wednesday, April 6, 2022 9:42 AM
To: Ronald Pianta <RPianta@co.hernando.fl.us>; Omar DePablo <ODePablo@hernandocounty.us>
Cc: John Allocco <JAllocco@co.hernando.fl.us>; Jeff Holcomb <JHolcomb@hernandocounty.us>; Steve Champion <SChampion@co.hernando.fl.us>; Elizabeth Narverud <ENarverud@co.hernando.fl.us>; Wayne Dukes <WDukes@hernandocounty.us>
Subject: DENY: H2167 Hearing! Request to be entered into official record

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To Commissioners and Planning & Zoning Staff,

We are requesting that our OBJECTION to the rezoning and special use permits being sought in H2167 petition be DENIED! We will be negatively affected by the blight, danger, and traffic congestion that this project if allowed will create for us as we use this intersection regularly. The esthetics and traffic function of the area will be ruined for life by allowing commercial development on the north side of the Spring Hill Waterfeature. The Water Fountain feature was intentionally framed by natural landscaping on both the North and South sides for a reason. The intersection is dangerous, confusing, and congested enough as it is. There are currently gas stations and strip malls within a stone's throw of this area. I understand that this area has had petitions denied in the past

to construct even less invasive projects. Why would anyone with a practical sound mind allow a project of this potentially damaging magnitude, esthetics, & functionality to be approved?

Please DENY H2167.

Sincerely,

Dr. & Mrs. John Paul Reeve

Residents and registered voters of Hernando County

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Subject: FW: Rezoning File H-21-67
Date: Wednesday, April 6, 2022 9:29:39 AM



Ronald F. Pianta, AICP
Planning and Zoning Director
Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
Phone: (352) 754-4057
Email: rpianta@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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From: Brenda Rabbitt <brabbitt79@gmail.com>
Sent: Tuesday, April 5, 2022 10:01 PM
To: Elizabeth Narverud <ENarverud@co.hernando.fl.us>; Wayne Dukes <WDukes@hernandocounty.us>; John Allocco <JAllocco@co.hernando.fl.us>; Jeff Holcomb <JHolcomb@hernandocounty.us>; Steve Champion <SChampion@co.hernando.fl.us>
Cc: Ronald Pianta <RPianta@co.hernando.fl.us>
Subject: Rezoning File H-21-67

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Good evening Commissioners,

When looking to purchase our home in Hernando County in 2019, we probably looked at about 30 homes. Some were located on Elgin, Mariner, Deltona, Spring Hill Drive or other busy roads. Those were not for us. When we found the house located at 5488 Newmark Street, we knew this could definitely be our home. We are fortunate that our offer was accepted. We love our home and the area. As a matter of fact, the plan was for me to stay in Hernando County during the week and go to our Largo home on the weekend and we would vacation rental our Spring Hill home on the weekend. That hasn't happened!

My husband and I both fell in love with the area. Our home has the feel of a little bit of rest, relaxation and tranquility with many amenities nearby. We support the community by dining out 2 to 3 nights a week as well as shopping from time to time. Who could ask for anything better?

Until December 2021, we hadn't met many neighbors. Then, we met more neighbors in 2 weeks than in the 2 prior years because of the subject rezoning application being submitted and its intensity.

We are not alone in feeling that this rezoning attempt is much too intense for our neighborhood and will have a tremendous negative impact on our quality of life.

Let's keep Spring Hill part of the Nature Coast!

Thank you for your time and service as well as consideration for a denial of the rezoning of parcel key #411931 - file H-21-67 because it is much too intense for our residential neighborhood.

Best regards,

Brenda Rabbitt

5488 Newmark Street

David and Brenda Rabbitt
5488 Newmark Street
Spring Hill, FL 34606
(727) 215-8342

Received

DEC 17 2021

Planning Department
Hernando County, Florida

December 11, 2021

Mr. Mike Fulford, Chairman
Hernando County Planning and Zoning Commission
20 N. Main Street, Room 262
Brooksville FL 34601-2828

SUBJECT: Parcel Key #00411931 – Brightwork Real Estate, Inc. Re-Zoning

Dear Mr. Fulford,

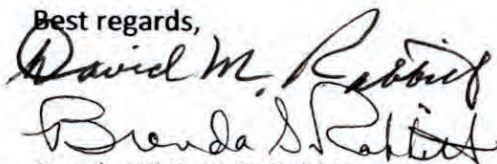
We are writing to express our opposition to the subject re-zoning request. When selecting our home, we appreciated that there was wooded area just across the road from us. We enjoy the serenity and buffer that it helps to provide from the hustle and bustle of U.S. Highway 19.

A main concern of ours for re-zoning approval is the exposure it will create for us in relation to a major highway. Commercial businesses will more than likely create increased traffic in our residential neighborhood with access to the proposed businesses being proposed off Pinehurst Road. There is also concern of water run-off and what will happen to our properties because of the run-off.

We feel that the re-zoning of that parcel for commercial purposes would be a disservice to the residents of the adjoining neighborhood. We can't imagine living so close to a gas station (that will probably be open 24/7), a fast-food restaurant (with an order/squawk box), a car wash and strip stores. There are already plenty of gas stations, fast food restaurants and car washes, etc.

It is our understanding that the subject parcel was originally intended to remain undeveloped acreage to provide a buffer to the neighborhood. We respectfully request that you consider the denial of the re-zoning request by Brightwork Real Estate, Inc. for the subject parcel key. Perhaps there is another location that Brightwork Real Estate, Inc. could develop that isn't so close to a residential neighborhood.

Best regards,


David and Brenda Rabbitt

CC: ✓ Hernando County Planning Department
Hernando County Commissioners
Hernando County Planning and Zoning Commission

From: [DOSmile](#)
To: [Michelle Miller](#)
Subject: Fwd: Decibel Readings
Date: Monday, March 14, 2022 11:08:12 AM
Attachments: [decibel_readings.pdf](#)

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----- Forwarded message -----

From: **Brenda Rabbitt** <brabbitt79@gmail.com>
Date: Tue, Mar 8, 2022, 9:04 PM
Subject: Decibel Readings
To: DOSmile <kristoffdosmile1@gmail.com>, <Kalehr12@gmail.com>

Attached are the readings that I got using John's equipment.

Thanks,
Brenda

2/18 - 9:20 PM	46.7	dBA
2/18 - 9:20 PM	51.3	dBA
2/18 - 9:20 PM	54.1	dBA
2/18 - 9:21 PM	51.3	dBA
2/18 - 9:21 PM	57	dBA
2/18 - 9:22 PM	52.9	dBA
2/18 - 9:23 PM	57.9	dBA
2/18 - 9:23 PM	51.7	dBA
2/18 - 9:23 PM	61.3	dBA
2/19 - 8:16 AM	44.7	dBA
2/19 - 8:17 AM	49.3	dBA
2/19 - 8:17 AM	51.5	dBA
2/19 - 8:17 AM	50.5	dBA
2/19 - 8:17 AM	42.2	dBA
2/19 - 8:18 AM	54.1	dBA
2/19 - 8:18 AM	52.5	dBA
2/19 - 8:19 AM	57.3	dBA
2/19 - 10:02 AM	48.2	dBA
2/19 - 10:02 AM	49.9	dBA
2/19 - 10:04 AM	57.5	dBA
2/19 - 10:04 AM	49.9	dBA
2/19 - 10:04 AM	53.5	dBA
2/19 - 10:04 AM	49.9	dBA
2/19 - 10:05 AM	51	dBA
2/19 - 10:06 AM	50.7	dBA
2/19 - 10:06 AM	51.8	dBA
2/19 - 10:06 AM	51.3	dBA
2/19 - 10:06 AM	56.1	dBA
2/19 - 10:06 AM	55.9	dBA
2/19 - 10:07 AM	52	dBA
2/20 - 6:28 PM	74.7	dBA
2/20 - 6:28 PM	74.3	dBA
2/20 - 6:28 PM	76.6	dBA
2/20 - 6:28 PM	82.9	dBA
2/20 - 6:28 PM	82.2	dBA
2/20 - 6:28 PM	82.3	dBA
2/22 - 8:04 PM	46.2	dBA
2/22 - 8:04 PM	45.3	dBA
2/22 - 8:05 PM	46.2	dBA
2/22 - 8:05 PM	47.5	dBA
2/22 - 8:05 PM	51.5	dBA
2/22 - 8:05 PM	46.7	dBA
2/22 - 8:05 PM	45.7	dBA
2/22 - 8:06 PM	53.5	dBA
2/22 - 8:07 PM	48.2	dBA
2/22 - 8:07 PM	52	dBA
2/22 - 8:07 PM	53.3	dBA

2/22 - 8:07 PM	51.3	dBA
2/22 - 8:07 PM	51.5	dBA
2/23 - 7:37 AM	46.7	dBA
2/23 - 7:38 AM	48.9	dBA
2/23 - 7:38 AM	50.2	dBA
2/23 - 7:39 AM	48.9	dBA
2/23 - 7:39 AM	48.6	dBA
2/23 - 7:39 AM	47.5	dBA
2/23 - 7:39 AM	48.2	dBA
2/23 - 7:39 AM	47.9	dBA
2/23 - 7:40 AM	56.2	dBA
2/23 - 7:40 AM	55.6	dBA
2/23 - 6:33 PM	47.5	dBA
2/23 - 6:33 PM	52.9	dBA
2/23 - 6:34 PM	49.6	dBA
2/23 - 6:34 PM	49.3	dBA
2/23 - 6:34 PM	47.9	dBA
2/23 - 6:34 PM	59.1	dBA
2/23 - 6:34 PM	55.9	dBA
2/23 - 6:34 PM	45.3	dBA
2/23 - 6:35 PM	44.2	dBA
2/23 - 6:35 PM	47.1	dBA
2/23 - 6:35 PM	46.2	dBA
2/23 - 6:35 PM	52	dBA
2/23 - 6:36 PM	42.9	dBA
2/23 - 6:36 PM	42.2	dBA
2/23 - 6:36 PM	41.5	dBA
2/23 - 6:36 PM	42.2	dBA
2/23 - 6:37 PM	52.9	dBA

Readings taken at 5488 Newmark Street
Using RisePro Sound Level Meter

DATE	TIME	Pinehurst			RT 19							
		MIN	AVG	MAX	MIN	AVG	MAX					
Jan 10, 2022	9:00 AM	42.6	57.3	73.5	51.5	66.1	79.1					
	11:00 AM	36.7	57.5	76.1	48.3	64.7	78.6					
	1:00 PM	37.3	57.2	72.9	43.6	63.5	79.5					
	3:00 PM	34.5	58.3	76.9	42.5	65.9	79.1					
	5:00 PM	45.5	59.1	72.2	54.6	67.2	82.2					
		Pinehurst		RT 19		DELTA (19-pine)						
	AVG MIN	39.32	48.1	AVG MIN	8.78	db higher						
	AVG AVG	57.88	65.48	AVG AVG	7.6	db higher						
	AVG MAX	74.32	79.7	AVG MAX	5.38	db higher						
						1db is double the energy and volume						
						3db is double the perceived energy and volume						
EPA Region 4 ATLANTA Phone number	800-241-1754					Readings recordings found at: https://youtube.com/playlist?list=PLtCn5w7AC54wNxPz1_nqV6DTFOCAKSvpU						

From: stanman4u
To: fulford6040@brighthouse.com; [Ronald Pianta](#); [Omar DePablo](#)
Cc: [Pungratz Stan](#); [El Neighbor-Blaine](#); brabbitt79@gmail.com
Subject: Rezoning Parcel Key#00411931
Date: Thursday, December 30, 2021 12:43:16 PM

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Dear Sirs,

This is regards to the proposal to
Rezone Parcel Key#00411931

This property every few years comes up for Rezoning.

As a voting resident, living behind this parcel. I am
OPPOSED.. by myself and many neighbors.

Here are a few reasons...

Acts as a barrier toward storm waters... wind mitigation and noise.

It is the home of many wildlife and of course endangered & protected turtles(which I am sure
you would relocate them to a protected sanctuary).

We have enough gas stations, office buildings.

There are still a lot of spaces in this area that are not utilize.

The typical hey.. its a dumping zone or transient people are living there.. please...

that is a pathetic and a sorry excuse.. try County Line Rd

The noise coming from

Commercial/19 is already bothersome. Can't even fathom once buildings are there ..with 24/7
deliveries and activity.

My neighborhood will

become a major throughway. It will turn our neighborhood into a undesirable place to live
and reduce our home values.

Not to mention a danger to our kids and people walking there dogs etc.

We are supposed to provide a cleaner climate and environment ..another gas station.. fuel
tanks. We are well served in this area with gas stations.

You are our voice.. hopefully not an advocate for just buisness.

You actions are being monitored and will be remembered.

I am disabled.. a veteran and a concerned citizen.

Thank you for your time.

Happy New Year

Sincerely,

Stanley Pungratz

stanman4u@aol.com

** If you reply .. please do not send a static boiler plate response.

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Subject: FW: H-21-67 rezoning attempt
Date: Wednesday, March 2, 2022 10:26:52 AM



Ronald F. Pianta, AICP
Planning and Zoning Director
Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
Phone: (352) 754-4057
Email: rpianta@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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From: Harry Moniz Jr. <grmelon@msn.com>
Sent: Tuesday, March 1, 2022 8:42 AM
To: Ronald Pianta <RPianta@co.hernando.fl.us>; Omar DePablo <ODEpablo@hernandocounty.us>; 'Brabbitt79@gmail.com' <brabbitt79@gmail.com>
Subject: H-21-67 rezoning attempt

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.

To whom it may concern,

My name is Harry Moniz of Alderwood St., Spring Hill, Fl. I am writing today to express my deep opposition to the (H-21-67 rezoning) proposition that will more than likely go before the planning and zoning board on 03/14/2022. There has been a statement made that there be TWO entrance/exit areas off Pinehurst Dr. and that it would be an amenity to the neighborhood. THIS IS FALSE! The neighborhoods do not want ANY entrance from or exit on to Pinehurst Dr. THIS IS A RESIDENTIAL AREA! Pinehurst Dr. was not built to sustain heavy traffic and cannot support truck traffic for several reasons.

Several times before developers have tried to rezone this property for commercial use. The H-09-25 attempt contained conditions for only one EMERGENCY access from Pinehurst because of the restrictions on the roadway as well as residential nature of the neighborhoods. If this proposed rezoning is approved, my street will become a highway to those who would use it as a cut thru to avoid the already congested Spring Hill Dr. Nothing has changed at this intersection since the last attempt. Many people in our neighborhood walk, jog, ride bikes, and walk their dogs, as well as the kids that play basketball on the streets adjacent to

Pinehurst Dr. Approving this zoning change would be a grave safety concern for the residents that you serve.

There should be no commercial use of these streets for obvious safety concerns. Beyond the obvious safety concerns, there is also the devastation of all the nearby neighborhoods peace and quiet caused by the destruction of the natural buffer zone that has existed since the very beginning of Spring Hill itself. This "BUFFER" zone protects us from weather, noise, as well as provides a natural boundary for Commercial Way and the busy day to day that it entails. Additionally, there is the destruction of the habitat for many species that reside there including PROTECTED GOPHER TOURTOISE. I have photographed several Gopher Tortoise burrows and sent them to state and local FWC offices. I have been instructed to notify them by way of HOTLINE if there is any disturbance of the area. I have also contacted the federal branch of the EPA. There are so many areas up and down Commercial Way that are already zoned commercial C1& C2, why destroy another green space if you do not have to? Is there any other reason beside good ole American GREED? The developer stands to make a considerable profit by purchasing an undervalued property, rezone it, then reselling it to million-dollar businesses.

We ask that you consider the wellbeing and peaceful existence of the people who live in the area. We purchased our homes here, and pay taxes in the county and want to continue enjoying the serenity of our neighborhoods. We are represented by those who we elect to office and we certainly expect those elected officials to stand by us and not by big businesses who do not even reside in the county. We deserve to be respected. I wonder how many of you live right beside a 24hr gas station? Or a fast-food restaurant? I am sure neither of those would be your first choice or any choice at all, but somehow there are those who would have no problem destroying our neighborhood just to increase the size of their billfold. Quality of life here in the neighborhoods surrounding Pinehurst Dr. is currently very good. Please do not let outsiders come in and destroy it.

In addition to all the above, there should be consideration given to the Weeki Wachee underground water system that supports our aquifers. Sometime ago there was a Texaco station on Spring Hill Dr, that had a problem with their tanks. The building was torn down, tanks removed, but the soil is contaminated still to this day and that property is currently for sale. Walmart wanted a gas station but was turned down probably due to the aquifer below. There are several gas stations within just a few sq. miles, do we really need another when hybrid and electric vehicles are becoming the future? Even if the construction of gas tanks has improved, it would only take a small accident to contaminate our water supply and cause danger to our neighborhood.

It is time to stop this right here and now and keep this parcel as it was intended by the Deltona Corporation - as a buffer! Please vote to deny the zoning change and let's put in its

place constructive zoning to help beautify Spring Hill and Hernando County to keep us the NATURE COAST!!

I thank you for your attention in this matter.

Sincerely

Harry Moniz

5472 Alderwood St

Spring Hill Fl. 34606

From: [Ronald Pianta](#)
To: [Omar DePablo](#); [Alan Congdon](#)
Subject: FW: Parcel #411931
Date: Thursday, March 24, 2022 2:52:40 PM

This is for H 21-67 Brightworks



Ronald F. Pianta, AICP
Planning and Zoning Director
Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
Phone: (352) 754-4057
Email: rpianta@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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From: Michael Molnar <mmolnar1424@gmail.com>
Sent: Thursday, March 24, 2022 12:57 PM
Subject: Parcel #411931

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.

Good Afternoon Commissioner,

I am a resident of Hernando county and therefore pay taxes and vote. As my representative I request that you deny/oppose rezoning of parcel #411931 - File H-21-6.

There are several reasons i oppose this;

As I witness Hernando county become more populated and developed I have come to notice that the traffic in the whole county has increased drastically without any road improvements. This intersection is the 3rd most dangerous in the county and will only become more dangerous. Not only for the drivers but for the families that reside near this parcel.

I have noticed the increasing need for more wooded areas in our county in order to buffer the noise and light of the developments being built. It saddens me to see a parcel of land being built for a gas station or convenient store that could be found only a couple miles up the road.

Thank you for hearing my concerns about this matter.

Very Respectfully,
Michael Molnar

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Subject: FW: Buffering on Pinehurst Drive H-21-67
Date: Wednesday, March 9, 2022 4:02:51 PM

For the file.



Ronald F. Pianta, AICP
Planning and Zoning Director
Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
Phone: (352) 754-4057
Email: rpianta@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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From: Ronald Pianta
Sent: Wednesday, March 9, 2022 4:02 PM
To: Derrill McAteer <derrill@mcateerlawfl.com>
Cc: Omar DePablo <ODePablo@hernandocounty.us>
Subject: RE: Buffering on Pinehurst Drive H-21-67

Correct. Please let us know if you have any further questions.



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From: Derrill McAteer <derrill@mcateerlawfl.com>
Sent: Wednesday, March 9, 2022 11:49 AM
To: Ronald Pianta <RPianta@co.hernando.fl.us>
Cc: Omar DePablo <ODePablo@hernandocounty.us>
Subject: RE: Buffering on Pinehurst Drive H-21-67

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Ron,

Thanks for the prompt reply. That's the condition that concerned me. Does 5488 Newmark Street "abut" the site so that the buffering and screening requirements included in that condition would apply along that part of Pinehurst Drive?

Thanks,

Derrill

Derrill McAteer
McAteer Law PLLC
1550 W. Cleveland St.
Suite 7
Tampa, FL 33606
(813) 753-8917
derrill@mcateerlawfl.com

From: Ronald Pianta <RPianta@co.hernando.fl.us>
Sent: Wednesday, March 9, 2022 11:43 AM
To: Derrill McAteer <derrill@mcateerlawfl.com>; Omar DePablo <ODEpablo@hernandocounty.us>
Subject: RE: Buffering on Pinehurst Drive H-21-67

Derrill;

Please see recommended condition 12.

12. The petitioner shall provide thirty (30) foot wide buffer along Pinehurst Drive where the site abuts residential property. The buffer shall be screened at 80% opacity and enhanced where necessary.



Ronald F. Pianta, AICP
Planning and Zoning Director
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From: Derrill McAteer <derrill@mcateerlawfl.com>
Sent: Wednesday, March 9, 2022 11:31 AM
To: Ronald Pianta <RPianta@co.hernando.fl.us>; Omar DePablo <ODEpablo@hernandocounty.us>

Subject: Buffering on Pinehurst Drive H-21-67

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Ron and Omar,

From the staff report it appears as though there is no recommended buffering along Pinehurst Drive (except for those properties located on the west side of the street). My clients' residence at 5488 Newmark Street is right on the corner and right across Pinehurst Drive from the site. It would seem the buffer and opacity requirements should run along the entire side western side of Pinehurst Drive. Pinehurst Drive in and of itself doesn't serve as a buffer.

Please clarify (or correct me if I have this wrong).

Thank you,

Derrill

Derrill McAteer
McAteer Law PLLC
1550 W. Cleveland St.
Suite 7
Tampa, FL 33606
(813) 753-8917
derrill@mcateerlawfl.com

From: [Kalyn Lehr](#)
To: [Omar DePablo](#)
Subject: H-21-67 Rezoning Attempt
Date: Sunday, February 27, 2022 7:38:25 PM

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Hello!

I am writing to you today to inform you that I am GREATLY against the rezoning of H-21-67. It's also come to my attention that there are two entrances planned for Pinhurst Drive, and that is inexcusable. There is no reason to disrupt a quiet neighborhood with that nonsense. We enjoy our peace and quiet and have paid a lot of money to have it. Rezoning this property and adding two entrances on Pinehurst Drive is a massive detriment to our community.

There are children that like to ride their bikes through the neighborhood and they feel safe to do so. Will they feel as safe with cars speeding past them or frequently driving down the road? Not only will this increase the traffic and danger on the roads but it will increase the crime rate of the neighborhood itself. The intersection of Pinehurst Drive and Spring Hill Drive (near US 19) is already a mess and hard to navigate. Adding more traffic is not going to help the situation.

Supposedly, it was stated that the residents of the neighborhood want two entrances on Pinehurst Drive. To say these are lies is laughable. It is the furthest thing from the truth you can get. We do not want this land developed, so why would we want two entrances that are going to disrupt our quality of life? The answer is we do not. There is absolutely zero need for that land to be rezoned and for entrances to be planned for Pinehurst Drive.

Thank you!

Kalyn Lehr

From: [JOHN KOKKAS](#)
To: [Omar DePablo](#); [Wayne Dukes](#); [Ronald Pianta](#); [Elizabeth Narverud](#)
Cc: [Brenda Rabbitt](#)
Subject: H2167
Date: Wednesday, March 2, 2022 9:34:29 PM
Attachments: [Request to Deny H2167.docx](#)

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, et al:

Please read and file the attached letter for the official record.

Thank you,

John kokkas

March 2, 2022

To: Planning and Zoning Officers and Staff, Hernando County Commissioners, et al:

Subject: H2167

John Kokkas
6026 Spring Hill Drive
Spring Hill, FL 34606

Dear W. Dukes, O. Depablo, R. Pianta, E. Narverud, et al:

I am writing this letter to be included in the official record to deny the petitioners' request to rezone Parcel R32 323 17 5010 00A0 00000 From PDP (SU) Landscape to PDP (HC) for the reasons stated herein:

1. The subject parcel serves as a natural buffer to for the residents along Pinehurst Drive that provides a barrier from noise and traffic emission from US 19 as well shielding the homes from light pollution.
2. The proposal to rezone and plat the parcel to C1 and C2 magnifies the intensity of the parcel use.
3. In the Staff report (File Number H-09-25) Dated June 14, 2010, the rezoning had the following stipulations: 1. That outdoor lighting must be cut off or shielded and that at least 50% of the parking lighting be turned off within 1 hour after close of business or between 10PM and Sunrise, whichever occurs first. 2. Access to Pinehurst drive shall be limited to emergency use and gated. 3. All retail space shall not exceed 1 story in height. The current request submitted by the petitioner far exceeds the previous requirements listed in the staff report by first, creating a major thoroughway along Pinehurst drive that not only includes heavy commercial traffic, but also will be subject to delivery trucks as well as Fuel Tank deliveries whose gross weight is 80,000 pounds. What is more, the proposed gas station (WAWA) has a canopy that is over 48 feet tall at the apex, making it a 3-story structure, far exceeding the original requirement for the land use. What is more, the gas station operates on a 24-hour basis, thereby having all lights on during the night.
4. In the narrative, the petitioner stated that the rezone request is consistent with the area. Please make a reasonable conclusion that this not so, because the first 2 buildings on the south end of Pinehurst is not zoned for PDP (HC). The two buildings, a bank and (now closed) gym, are zoned differently than what is proposed for the land across the street. If the zoning were to be changed, it must be congruent to the zoning on the

south end of Pinehurst. This is designed so that there will be a gradual change from light commercial use to residential. The rezone to C1 and C2 (HC) will intensify the area and will negatively impact the quality of life of the residents.

5. According to Policy 1.01L(5) “ Where commercial development is proximate to residential uses, ordinances and land use approval conditions shall require that anticipated negative impacts shall be mitigated to the extent practicable by the commercial development, including noise, glare, dust, noxious fumes, odors, light, increased traffic, and visual discontinuity.” The rezoning of this parcel will expose the residents in every aspect mentioned above as ALL of these items are byproducts of a 24 hour gas station and drive through restaurants.
6. According to Policy 1.01R(2) “In order to promote a harmonious built environment, performance standards to be included in the LDR’s may cover such issues as services, access, noise, bulk, height, traffic, buffers, open space, acreage minimums or maximums, landscaping, signage, timing, architectural and aesthetic designs.” Again, with the anticipated intensity of the rezoning, the residents will be exposed to noise, traffic, and other nuisances attached to the planned businesses that will occupy this parcel.
7. In the official meeting minutes on June 14, 2010, Mr. Pianta replied to a question on why Pinehurst could not be used partially as a frontage road: “Mr. Pianta noted that in addition to the land use factor, there were concerns with turning movements and queuing at the Spring Hill Drive and Pinehurst Drive intersection” This is of extreme safety importance, as the Pinehurst entrance is a ONE-WAY Street exiting from the south end. Traffic coming from US 19 will have to pass the median on Spring Hill Drive and Pinehurst and make a U-turn. Again, please note that the Pinehurst entrance will be used as a delivery entrance for fuel tankers. Mr. Pianta was correct to recognize this as problematic. By rezoning the parcel to (HC), it clearly makes it worse.

Conclusion:

While the Petitioner who requested the rezone in 2010 withdrew his application, the County Commissioners APPROVED the rezone request prior to its withdrawal. The Commissioners’ approval provides a factual and reasonable basis that the strict requirements recommended by the staff report complemented the blend of residential and commercial use with low impact on safety and quality of life. The underlying question is: What has changed in the last 12 years since? I ask the County Commissioners and members of the planning and zoning committee to measure their decisions on the fulcrum of consistency and safety for the residents who will be negatively impacted by such a dramatic change and DENY the petitioner’s request.

CC/BCC Block:

Enclosure:

Thank you,

John Kokkas

6026 Spring Hill Drive

Spring Hill, FL 34606

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HEARINGS:

APPLICANT: FILE NUMBER: PURPOSE:

GENERAL LOCATION:

LEGAL DESCRIPTION:

STAFF REPORT

Planning & Zoning Commission: June 14, 2010 Board of County Commissioners: July 13, 2010

Kenneth L. Haber, Martha Haber, Gary Haber, and Evelyn Haber

H-09-25

Rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(OP)/Planned Development Project (Office Professional) with deviations

Northeast corner of Spring Hill Drive and US Hwy 19

Tract A of Spring Hill Unit 1, according to the Plat thereof as recorded in Plat Book 7, Page 54 of the Public Records and a portion of Section 29, Township 23 South, Range 17 East, Hernando County, FL

FILE STATUS: APPLICANT'S REQUEST:

All requirements necessary to conduct the public hearing have been satisfied.



The petitioner is requesting a rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(OP)/Planned Development Project (Office Professional) with deviations in order to develop the 10.97 acre site with a 56,000 square foot single story medical complex. The petitioner has indicate that internal ancillary uses include a medical spa and coffee shop. The petitioner has further requested a deviation from the County's frontage requirement in order to avoid constructing a frontage road along the length of the project and connecting to Spring Hill Drive in close proximity to the US Hwy 19 intersection. The petitioner has proposed a frontage road connection from the site to the north.

The subject site is part of the original Spring Hill Master Plan and was designated PDP(SU)/Planned Development Project (Special Use) for a landscape buffer.

SITE CHARACTERISTICS:

Site Size: 10.97 acres

Surrounding Zoning;

Land Uses: North: C-1; Undeveloped

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Hernando County Planning Department Staff Report: H-09-25



Current Zoning:

Future Land Use Map Designation:

Flood Zone: Comment:

ENVIRONMENTAL REVIEW:

South: PDP(GHC) & PDP(SU); Landscape Buff, Commercial/Office Plaza

East: PDP(SF); Single Family

West: C-2 & PDP(GHC); CVS, Advance Auto Parts,

Chevron Station

PDP(SU)/ Planned Development Project (Special Use)

Residential

C; a large portion of the property is located within the 100 year flood area.

A portion of the project is located within a designated floodplain. Any land alterations that impact the 100 year floodplain capacity and volume must be appropriately mitigated. The 100-year floodplain must be delineated and shown on all future plans and all roadways, driveways, and finished floor elevations must meet the flood drainage prevention and protection ordinance, the Facility Design Guidelines and adopted building codes.

Soil Type:

Hydrologic Features:

Protection Features:

Habitat:

Candler Fine Sand

The subject property contains no wetlands or Special Protection Areas (SPA), according to County data resources.

The property does not contain a Wellhead Protection Area (WHPA) according to County data resources.

Candler fine sand provides a habitat suitable for gopher tortoises. Given the presence of the candler fine soils, gopher tortoise habitat and several commensal species have a moderate potential for occurring on the project site including eastern indigo snake (*Drymarchon corais*), Florida mouse (*Peromyscus floridanus*), Florida pine snake (*Pituophis melanoleucus mugitus*), and gopher frog (*Rana areolata*). Since there is the potential for this listed Species of Special Concern to be present, the site should be inspected prior

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Hernando County Planning Department Staff Report: H-09-25



Comments:

to construction, and a Florida Fish and Wildlife Conservation Commission permit may be required prior to site alterations.

A comprehensive wildlife/gopher tortoise survey shall be conducted in order to identify any listed species present on the property. A Florida Fish and Wildlife Conservation Commission

(FWC) permit may be required prior to site alterations. The petitioner is required to comply with all applicable FWC regulations.

UTILITIES REVIEW:

The Utilities Department has indicated that water and sewer services are available to serve the subject site. A 12-inch waterline exists on the east side of Commercial Way approximately 300' north of the subject property, an 8-inch waterline exists on the west side Commercial Way directly across from the subject site and a 6-inch water line exists along Pinehurst Drive. Water infrastructure upgrades may be required to supply the proposed development.

Sanitary sewer service will require the relocation of a 10-inch force main and dedication of an easement.

Capacity of the existing infrastructure is dependent on the engineer's estimated flows for this development.

FIRE RESCUE REVIEW:

Spring Hill Fire Rescue has reviewed the request and indicated the following:

1. The petitioner is required to file an application for the review of special use(s) with Spring Hill Fire Rescue. The petitioner should coordinate with Spring Hill Fire Rescue for fee and additional information.
2. Due to the size and complexity of the proposed project/structure, the petitioner will be required to install fire sprinklers and provide multiple onsite fire hydrants. Furthermore, additional fire mains will be required.

3 The master plan submitted indicates a single right-in/right-out access off of US Hwy 19, a well traveled and congested prone thoroughfare. Due to the limited access, Spring Hill Fire Rescue is requesting an electric, siren activated "EMERGENCY ONLY" gate be installed along Pinehurst Drive in order to eliminate travel time into the medical complex.

4. All fire codes in effect at the time of the actual permitting shall be adhered to.

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Hernando County Planning Department Staff Report: H-09-25

ENGINEERING REVIEW:

The County's Engineering Department has reviewed the request and indicated that the proposed limited access to US Hwy 19 and frontage road will provide for adequate access for the site and avoid direct access to Pinehurst Drive. If approved, access to Pinehurst Drive should be limited to the required electric emergency only siren activated gate.

The developer has submitted an access management and traffic analysis study to the department for review. The developer would be required to receive approval of the study prior to development of the site. The developer shall be responsible for any operational and/or link improvements determined necessary by the analysis.

LAND USE REVIEW:

Proposed Building Setbacks:

US Hwy 19: 125' Side (Northeast property line): 20' Rear (Pinehurst Drive): 35'

The petitioner has not indicated provisions for mechanical/operational equipment, lighting, and signage. If approved, the petitioner must provide for the following:

1. Mechanical/operational equipment including HVAC located at ground level shall be set back at least one hundred (100) feet from any property line external to the project boundary or any residential area and shall be visually shielded through enhanced screening or shall be located on the roof and shall be visually shielded with a parapet wall. All mechanical/operational equipment shall be sound attenuated as necessary to comply with the County's noise ordinance.
2. Outdoor lighting shall meet the following requirements:
 1. All fixtures must be full-cutoff or shielded;
 2. No spillover of light is permitted beyond property boundaries;
 3. At least fifty percent (50%) of all parking lot lighting must be turned off within one hour after close of business or between 10 p.m. and sunrise, whichever occurs first;
 4. No pole height shall exceed twenty-five (25) feet; and
 5. The placement or use of searchlights shall be prohibited.
3. The petitioner's master plan does not indicate the location, size or heights of the sign(s) along US Hwy 19.

All signs shall be designed as part of a complete signage system, and shall be limited to ground mounted monument type signs. Ground mounted monument type signs are signs where the bottom edge of the sign is no greater than ten (10) feet above grade and which otherwise meets all sign requirements in this code. The predominant sign



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Hernando County Planning Department Staff Report: H-09-25

material shall be similar to the material (e.g., brick, stone, etc.) of the buildings developed on the subject property.



Proposed Landscape Buffers: Along Residential:

Along Pinehurst:

Along US Hwy 19: Along Commercial:

35'
15' (buffer is reduced to 5' at the corner of Spring Hill Drive

and Pinehurst Drive

Policy 1.01A(9)

Comment:

Policy 1.01F(1):

The Land Development Regulations shall establish a Planned Development Project (PDP) district which can be used for single use or mixed use projects, with flexibility in standards allowed if projects provide environmental protection, landscaping, increased open space, public facilities, innovative planning design or other appropriate public benefits.

The development is proposed as a planned development project, and any approval should include appropriate performance conditions to address potential negative impacts from the development.

Establish a Residential Land Use Category where the land uses allowed are: Single family residential densities up to 5.4 units/acre, resort residential, and ancillary land uses such as recreation, churches, and community centers. Land uses which can be located in this category with performance standards being met include

20' 5'

The petitioner has also indicated an open space area along the residential property lines where the 15' Pinehurst Drive buffer and the 35' residential buffer merge. A drainage retention pond is proposed at Spring Hill Drive and Pinehurst Drive. If approved, the petitioner must provide a 35' landscape buffer with 80% opacity along all residential lots, a 15' landscape buffer with 80% opacity along that portion of Pinehurst Drive that faces residential and a 20' landscape buffer along US Hwy 19. All other areas must meet the minimum requirements of the County's LDRs.

The County's LDRs encourage Florida friendly design. The development should comply with the Florida Yards & Neighborhoods (FYN) design techniques.

COMPREHENSIVE PLAN REVIEW:

The subject property is located within a Residential Land Use classification on the adopted Future Land Use Map. Office professional is an allowable use in the Residential Land Use classification. The area is characterized by commercial, professional office and residential homes. The adopted comprehensive plan contains goals, objectives and policies that must be reviewed in determining appropriate land use intensities and densities.

Hernando County Planning Department Staff Report: H-09-25



Comment:

Policy 1.01L(5):

Comment:

Policy 1.01L(6):

Comment: Policy 1.01O(1):

multi-family housing up to 16 units/acre, rural residential, neighborhood commercial, commercial extending from commercial nodes with a functioning frontage road, unless it is determined that wetlands or existing development make frontage road extension unfeasible, offices and professional, schools, hospitals and minor public facilities.

The request for PDP(OP)/Office Professional is an allowable use in the Residential Land Use District with appropriate performance conditions.

Where commercial development is proximate to residential uses, ordinances and land use approval conditions shall require that anticipated negative impacts shall be mitigated to the extent practicable by the commercial development, including noise, glare, dust, noxious fumes, odors, light, increased traffic, and visual discontinuity.

Any approval should include appropriate performance conditions to address potential negative impacts from the development..

The Land Development Regulations shall be written to encourage planned development zoning along arterial roads or in multiple land use developments to ensure compatible land uses and maximize coordination of facilities and access.

The subject site is located along an arterial road, and is in close proximity to commercial and residential uses.

Strip Commercial will only be allowed along commercial corridors which have significant existing commercial development, remaining parcels are generally zoned commercial and commercial development is expected to continue. These areas are delineated on the Future Land Use map along US 19 south of State Road 50 to the County line and along State Road 50 from Oak Hill Hospital to Colorado Street. The depth and intensity of commercial development in these areas shall be managed through development review processes to allow commercial development which will generate traffic consistent with traffic generation projections utilized in developing the Buildout Thoroughfare Map.

The subject site infills an undeveloped parcel along the US Hwy 19 Strip Commercial corridor and meets the requirements of the Strip Commercial policy.

Comment:

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Hernando County Planning Department Staff Report: H-09-25



Policy 1.01R(2)

Comment:

In order to promote a harmonious built environment, performance standards to be included in the LDR's may cover such issues as services, access, noise, bulk, height, traffic, buffers, open space, acreage minimums or maximums, landscaping, signage, timing, architectural and aesthetic designs.

The proposed development should be designed in such a way that it provides a compatible built environment. Sufficient buffering should be provided where residential lots abut the subject property. If approved, the petitioner must provide a 35' landscape buffer with 80% opacity along all residential lots, a 15' landscape buffer with 80% opacity along that portion of Pinehurst Drive the faces residential and a 20' landscape buffer along US Hwy 19. All other areas must meet the minimum landscape requirements of the County's LDRs.

FINDINGS OF FACT:

The rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(OP)/Planned Development Project (Office Professional) with deviations is consistent with the existing zoning subject to appropriate performance conditions.

1. The request is consistent with the County's adopted Comprehensive Plan and is compatible with the surrounding land uses subject to compliance with all performance conditions.
2. Office Professional use is consistent with the Residential Land Use classification on the adopted Future Land Use Map and existing development patterns that include commercial uses along U.S. 19.
3. The frontage road deviation is appropriate based upon the recommendation not to connect the site to Spring Hill Drive or Pinehurst Drive due to existing traffic conditions.

NOTICE OF APPLICANT RESPONSIBILITY:

The rezoning process is a land use determination and does not constitute a permit for either construction on, or use of, the property, or a Certificate of Concurrency. Prior to use of, or construction on, the property, the petitioner must receive approval from the appropriate County department(s) for the proposed use.

The granting of this land use determination does not protect the owner from civil liability for recorded deed restrictions which may exceed any County land use ordinances. Homeowners associations or architectural review committees require submission of plans

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Hernando County Planning Department Staff Report: H-09-25

for review and approval. The applicant for this land use request should contact the local association or the Public Records for all restrictions applicable to this property.

STAFF RECOMMENDATION:

It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt Resolution # _____ approving the petitioner's request to rezone from PDP(SU)/Planned Development Project (Special Use) to PDP(OP)/Planned Development Project (Office Professional) with deviations with the following performance conditions:

1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes.
2. The setbacks are approved as follows:
US Hwy 19: 125'

Side (Northeast property line): 20' Rear (Pinehurst Drive): 35'

3. Development of the site shall be limited to a maximum of 56,000 square feet, and shall be limited to one (1) story in height.
4. The developer shall provide an access management study and traffic analysis for review and approval by the County Engineering Department prior to the issuance of any permits for the project. In addition, the developer shall be responsible for all operational and/or link improvements determined necessary by the access management study and traffic analysis.
5. Access to Pinehurst Drive shall be limited to a gated emergency only siren activated access.
6. Final driveway location/design along U.S. 19 shall in accordance with the Hernando County Facility Design Guidelines subject to approval by the County Engineer and FDOT.
7. The frontage road shall be limited to a connection from U.S. 19 to the north property line to align with the extended frontage road at that location.
8. Development of the property shall comply with the County's flood plain management ordinance, the requirements of the County Engineer, and the Facility Design Guidelines pertaining to development in the 100 year flood plain.



Hernando County Planning Department Staff Report: H-09-25

9. The developer shall provide a 35' landscape buffer with 80% opacity at planting along all residential lots, a 15' landscape buffer with 80% opacity at planting along that portion of Pinehurst Drive that faces residential uses and a 20' landscape buffer along US Hwy 19. All other areas shall meet the minimum buffer requirements of the County's LDRs.
 10. Florida Yards & Neighborhoods (FYN) principles shall be used for landscaping within the development.
 11. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) and architectural style of the buildings developed on the subject property, and all signs shall be limited to ground mounted monument type signs.
 12. Mechanical/operational equipment including HVAC located at ground level shall be set back at least one hundred (100) feet from any property line external to the project boundary or any residential area and shall be visually shielded through enhanced screening or shall be located on the roof and shall be visually shielded with a parapet wall. All mechanical/operational equipment shall be sound attenuated as necessary to comply with the County's noise ordinance.
 13. The development must provide detailed elevation plans and/or renderings and site plans illustrating the proposed facade and site design at the time of permitting. The facade shall comply with the architectural design standards of the County's large retail regulations.
 14. All onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage into neighboring residential uses. Lighting shall be reduced to fifty percent (50%) within one hour after close of business or between 10 p.m. and sunrise, whichever occurs first.
 15. The petitioner shall provide a wildlife/gopher tortoise survey prepared by a qualified professional prior to any development occurring on the property. Further, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County.
- 16 The petitioner shall provide open space for the Office Professional development as depicted by the master plan and as required by the County's Community Appearance Ordinance.
17. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued.

The below information was found online at <https://docplayer.net/amp/193062385-Hernando-county-planning-and-zoning-commission.html> - when on the page "CTRL" F to search page for Haber.

Regular Meeting Minutes June 14, 2010 E.1 RESULT: MOVER: SECONDER: AYES: ADOPTED [UNANIMOUS] Thomas Comunale, Commission Member Thomas Deutschle, Alternate Commission Member Hammond, Comunale, Caldi, Deutschle. H0925 - Kenneth L. Haber, Martha Haber, Gary Haber, and Evelyn Haber: Rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(OP)/Planned Development Project (Office Professional) with deviations; Northeast corner of Spring Hill Drive and US Hwy 19. Representative: Todd Pressman, Pressman & Associates, Inc. Mr. DePablo reviewed the staff report. It is recommended that the Planning and Zoning Commission recommend the Board of County Commissioners adopt a resolution approving the petitioner s request to rezone from PDP(SU) to PDP(OP) with deviations with the following performance conditions: 1. The petitioner must obtain all permits from Hernando County and other applicable agencies and meet all applicable land development regulations, for either construction or use of the property, and complete all applicable development review processes. 2. The setbacks are approved as follows: US Hwy 19: 125' Side (Northeast property line): 20' Rear (Pinehurst Drive): 35' 3. Development of the site shall be limited to a maximum of 56,000 square feet, and shall be limited to one (1) story in height. 4. The developer shall provide an access management study and traffic analysis for review and approval by the County Engineering Department prior to the issuance of any permits for the project. In addition, the developer shall be responsible for all operational and/or link improvements determined necessary by the access management study and traffic analysis. 5. Access to Pinehurst Drive shall be limited to a gated emergency only sirenactivated access. Minutes Acceptance: Minutes of Jun 14, 2010 9:00 AM (UNIFIED ENDA) 6. Final driveway location/design along U.S. 19 shall in accordance with the Hernando County Facility Design Guidelines subject to approval by the County Engineer and FDOT. 7. The frontage road shall be limited to a connection from U.S. 19 to the north property line to align with the extended frontage road at that location. Planning and Zoning Commission Page 13 Hernando County Packet Pg. 15

Regular Meeting Minutes June 14, 2010 8. Development of the property shall comply with the County s flood plain management ordinance, the requirements of the County Engineer, and the Facility Design Guidelines pertaining to development in the 100- year flood plain. 9. The developer shall provide a 35' landscape buffer with 80% opacity at planting along all residential lots, a 15' landscape buffer with

80% opacity at planting along that portion of Pinehurst Drive that faces residential uses and a 20' landscape buffer along US Hwy 19. All other areas shall meet the minimum buffer



requirements of the County's LDRs. E.1 10. Florida Yards & Neighborhoods (FYN) principles shall be used for landscaping within the development. 11. The predominant sign material shall be similar to the material (e.g., brick, stone, etc.) and architectural style of the buildings developed on the subject property, and all signs shall be limited to ground mounted monument type signs. 12. Mechanical/operational equipment including HVAC located at ground level shall be set back at least one hundred (100) feet from any property line external to the project boundary or any residential area and shall be visually shielded through

enhanced screening or shall be located on the roof and shall be visually shielded with a parapet wall. All mechanical/operational equipment shall be sound attenuated as necessary to comply with the County's noise ordinance. 13. The development must provide detailed elevation plans and/or renderings and site plans illustrating the proposed facade and site design at the time of permitting. The facade shall comply with the architectural design standards of the County's large retail regulations. 14. All onsite lighting must provide for full cutoff fixtures and retain all light on site to prevent any light spillage into neighboring residential uses. Lighting shall be reduced to fifty percent (50%) within one hour after close of business or between 10 p.m. and sunrise, whichever occurs first. 15. The petitioner shall provide a wildlife/gopher tortoise survey prepared by a qualified professional prior to any development occurring on the property. Further, copies of any required permits shall be provided prior to the issuance of development permits by Hernando County. Minutes Acceptance: Minutes of Jun 14, 2010 9:00 AM (UNIFIED ENDA) 16 The petitioner shall provide open space for the Office Professional development as depicted by the master plan and as required by the County's Community Appearance Ordinance. 17. The petitioner shall provide a revised plan in compliance with all of the performance conditions within 30 calendar days of BCC approval. Failure to submit the revised plan will result in no further development permits being issued. Planning and Zoning Commission Page 14 Hernando County Packet Pg. 16

Regular Meeting Minutes June 14, 2010 Mr. DePablo read into record an e-mail received from Robert Rhodes objecting to the rezoning. Todd Pressman, representing the petition, under oath, introduced Dan Poland, the CFO for Access Healthcare; Mike Whitman, the contract builder; and Steve Henry the traffic engineer for the project. Mr. Pressman provided an overhead presentation of their proposal for a medical building, reviewed changes made to their original plan layout to address citizen concerns discussed at meetings held with the neighbors, and discussed the frontage road design to address traffic issues on Spring Hill Drive and Pinehurst Drive. Mr. Pressman discussed the economic benefits to the county by impact fees, increased property taxes, and additional employment. E.1 The following people spoke under oath regarding the petition: Rich Matassa, representing residents of Spring Hill Unit 1, under oath, discussed a 1988-rezoning petition on this parcel, which he explained was

denied by the BCC because the original master plan intended this parcel to remain a natural open space. He asked that this petition be denied because not enough data was provided to show that the initial master plan of Spring Hill should be modified to allow commercial zoning. Rosemary Rusconi, Alderwood Street resident, under

oath, submitted a petition opposing the petition. She was concerned that the neighborhood will hear traffic noise if the trees are removed along US 19. Elmer Stringman, under oath, submitted a map distributed by Deltona Corporation, which depicts this parcel as a landscape area. He asked if the proposed development would change the flood zone. Dallas McCormick, Alderwood Street resident, under oath, questioned why vacant office buildings in the vicinity could not be used for this facility. She was concerned that she will smell the stench from a nearby septic facility on US 19 if the trees are removed. Carol McCarton, under oath, submitted an advertising brochure from the Deltona Corporation and photographs of the US 19 intersection while describing the characteristic of the area. She opined that the 1988 BCC decision re-enforced the promise that the Spring Hill entrance should remain untouched and she asked the P&Z to deny the petition. Sally Ankers, Piedmont Drive resident, under oath, opined that now was not the time to add more commercial development to an overcrowded market when they were experiencing a housing and commercial market collapse. Minutes Acceptance: Minutes of Jun 14, 2010 9:00 AM (UNIFIED ENDA) Brinda Whiteside, under oath, was concerned with increased crime and the safety of residents walking in her neighborhood. Janey Bingham, under oath, asked to preserve the landscape buffer along US 19 as it was originally planned. Planning and Zoning Commission Page 15 Hernando County Packet Pg. 17

Regular Meeting Minutes June 14, 2010 Diane Rowden, under oath, supported the petition as Dr. Singh's facilities provide medical services and employment to the community. She opined that there was no value to the old K-mart building other than the land, and she believed this proposal would be considered smart growth. Nina Vaznelis, under oath, provided a slide presentation while discussing the frontage road ordinance and the fragmented frontage road along US 19. She believed the staff recommendation was inconsistent with the comprehensive plan and Ordinance 86-8. E.1 Collins Conner, under oath, discussed how this area has become an icon for the community and it was more than a neighborhood issue. She submitted a newspaper article from 1989 regarding the previous rezoning petition. She asked that the area remain as a landscape area. Gary Budek, under oath, spoke in favor of the project and discussed its economic benefits to the county. Under rebuttal, Mr. Pressman opined that they met the comprehensive plan and compatibility, and exceeded the buffer requirements. He stated they will have to meet the flood requirements, and would work with County Staff regarding the frontage road issue. Comm. Deutschle asked what type of business would be allowed under the current zoning; Mr. DePablo replied that none would be allowed. Mr. Kirk advised Comm. Comuale that the P&Z

was not bound by the 1988 zoning petition, and each land use case is based on the merits of testimony and evidence presented at the hearing. In response to Comm. Caldi's questions, Mr. Pianta discussed the frontage road design. He explained the problems with the proximity of the Pinehurst intersection and US 19 and the median separation on Spring Hill Drive. Staff concluded there should be no access from Pinehurst Drive, but all access should be from US 19 with a frontage road extending northward. FDOT indicated that conceptually, they would allow access from US 19, he added. Steve Henry, engineer for the project, under oath, answered questions posed by Comm. Caldi regarding the traffic movement on Pinehurst Drive and Spring Hill Drive. Based on the traffic study, and Pinehurst being a residential street and its proximity to US 19, it was determined that continuing the frontage road down Pinehurst Drive to Spring Hill Drive was not in the best interest of the residents. Minutes Acceptance: Minutes of Jun 14, 2010 9:00 AM (UNIFIED ENDA) Comm. Caldi questioned why Pinehurst could not be used partially as a frontage road for connectivity. Mr. Pianta noted that in addition to the land use factor, there were concerns with turning movements and queuing at the Spring Hill Drive and Pinehurst Drive intersection. Comm. Caldi was concerned with the high traffic intensity of US 19 and the project's sole access from the highway. He felt it would be more beneficial to have a continuous Planning and Zoning Commission Page 16 Hernando County Packet Pg. 18

Regular Meeting Minutes June 14, 2010 frontage road for slower moving traffic. Ms. Goebel concurred that the frontage road design was appropriate. Given the situation on US 19 and Spring Hill Drive, she explained that there was no reason to have the frontage road extend to the south and there was no way to provide that access. Comm. Deutsche expressed concern with southbound traffic on US 19 making a u-turn at the congested Spring Hill Drive intersection to access the site. Mr. Pressman noted that eventually there would be a frontage road connection to the north. Mr. Pianta pointed out that there was not a full median on US 19 at the northern access point. E.1 Mr. Pressman stated that if they can obtain permission from the adjacent property owner, Access Healthcare would construct the frontage road on the northern adjacent parcel to provide continuity of the frontage road. Comm. Comunale suggested requiring a sound barrier wall to address the noise and odor situation if trees are removed along US 19. Mr. Pressman indicated the proposed buffer and building would act as a buffer in addition to the existing dense vegetation. Mr. Pianta addressed questions posed by Comm. Comunale regarding the applicant providing traffic improvements. Discussion ensued. Comm. Caldi asked if a median opening at the northern access would be requested from FDOT. Mr. Henry replied in the negative, explaining that they would not meet the spacing criteria for a directional median opening. Chairman Hammond stated she was also

concerned with the traffic issue. She opined that the intersection at Spring Hill Drive and the Pinehurst crossing was not designed well. MOTION.

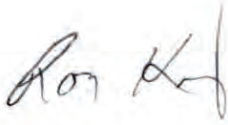
RESULT: MOVER: SECONDER: AYES: To recommend denial of the petition based on the traffic and safety issues discussed. DEFEATED [UNANIMOUS] Thomas Deutschle, Alternate Commission Member Ronald Caldi, Commission Member Hammond, Comunale, Caldi, Deutschle. COMMISSIONERS AND STAFF ISSUES Minutes Acceptance: Minutes of Jun 14, 2010 9:00 AM (UNIFIED ENDA) Mr. Pianta stated that staff would provide an overview of the Evaluation and Appraisal Report (EAR) process to the P&Z at their July 12, 2010, meeting. ADJOURNMENT The meeting was adjourned at 12:39 p.m. Planning and Zoning Commission Page 17 Hernando County Packet Pg. 19

Omar DePablo

Hernando County Planning Dept.

I am writing to you about our objection, to a rezoning, Request. HC 21 67 Parcel Key #00411931. We Residents are not for the Plan which has two entrances and exits on Pinhurst Drive. that will cause more traffic in Residential neighborhood where Residents walk there dogs, ride bikes and Mobility scooters. We already have all the commercial traffic, and businesses in a half a mile raduis. we could ever need or want. Please look at the area before this planis voted on. One other point the December 7th meeting was not very clear on what they wanted to do. We are requesting more more information on this Rezone Request, After all it is the Neiborhood that is goingto be impacted.

Ron King

A handwritten signature in blue ink, appearing to read "Ron King".

Jan King

A handwritten signature in blue ink, appearing to read "Jan King".

From: [Rhys Cosma](#)
To: [Omar DePablo](#); [Brenda Rabbitt](#)
Subject: ReZoning HC2167
Date: Monday, February 28, 2022 6:27:44 PM

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.

Dear Sir,

It's possible my previous email never was received so I am writing again, in hopes that it will be received and acknowledged.

Dear Sirs,

I am writing to you today to express my extreme dissatisfaction with the proposal currently up for consideration to rezone the frontage area on US 19 just north of Spring Hill Dr. under HC2167. This area that is not commercially zoned, and for good reason, creates a much needed buffer from the rigors of commercial traffic on US 19 for the community adjacent to this area. Aside from the insulatory value of this natural barrier to the adjacent homes, the impacted wildlife is a consideration that is also of major concern. There are many levels of concern with destroying this beautiful landscape of "The Nature Coast" located adjacent to the iconic waterfall entrance to Spring Hill. The Waterfall is cared for, and relentlessly maintained, by caring concerned citizens of the community.

However my main concern with the proposal is the two access point driveways scheduled for the residential streets. One proposed access driveway is Alderwood St and Pinehurst Dr. I have lived at 6135 Alderwood St for 32 years and enjoy walking my dogs in the area because of the serenity on some of the back streets in the area. Opening up traffic from all the proposed businesses in that parcel would most definitely inundate the back streets with traffic, much like we experience on Pinehurst Dr to Trenton Ave currently. It is horrific! Drivers are using Pinehurst cut through on the perimeter of our community now. With the proposed access to this commercial area, on the residential side at Alderwood St, it will become too dangerous to walk a dog, without sidewalks, because of increased cut-through traffic. Currently there are no Stop signs at any of the eight intersecting streets on Alderwood St, and residents of Alderwood fear that the street will become a prime choice to cut through the neighborhood. This would greatly increase risk to all in our community, from children, to dog walkers like myself.

Please keep this representation of the 'Nature Coast', natural and beautiful, while also protecting our community from commercial overreach.

Thank you for your time and consideration in this most pressing matter in our community.

Rhys Cosma

From: [Ronald Pianta](#)
To: [Alan Congdon](#)
Subject: FW: Parcel Key #411931/Rezoning File H-21-67
Date: Wednesday, April 6, 2022 9:40:33 AM



Ronald F. Pianta, AICP
Planning and Zoning Director
Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601
Phone: (352) 754-4057
Email: rpianta@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

Sign up to receive the [Hernando Highlights](#) newsletter!

From: Joan Brown <JBrown42@mail.com>
Sent: Wednesday, April 6, 2022 8:00 AM
To: Elizabeth Narverud <ENarverud@co.hernando.fl.us>; Wayne Dukes <WDukes@hernandocounty.us>; John Allocco <JAllocco@co.hernando.fl.us>; Jeff Holcomb <JHolcomb@hernandocounty.us>; Steve Champion <SChampion@co.hernando.fl.us>
Cc: Jeffrey Rogers <JRogers@co.hernando.fl.us>; Ronald Pianta <RPianta@co.hernando.fl.us>
Subject: Parcel Key #411931/Rezoning File H-21-67

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Good morning Commissioners,

As our representative on the Hernando County Board of County Commissioners ELECTED by the people FOR the people, I am asking you to DENY rezoning of Parcel #411931—File H-21-67.

Here are some reasons to DENY this requested rezoning:

- It was originally intended by the builder to remain as a wooded landscape buffer
- It will DRASTICALLY INCREASE TRAFFIC to the 3rd Most Dangerous Signaled Intersection in Hernando County
- The U.S. Hwy 19/Spring Hill Dr/Pinehurst Dr intersection is already CHAOTIC and DYSFUNCTIONAL
- Residents (many families) will NO LONGER BE SAFE on the neighborhood streets with added cut-through traffic

I am a senior and travel this area on a regular basis. I'm am fearful of what development of this parcel will do to the safety of many, including myself.

Regards,

Joan Brown

From: [Jan Ball](#)
To: [Omar DePablo](#)
Subject: Rezoning H-21-67
Date: Monday, February 28, 2022 7:53:45 PM

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Dear Mr. DePablo,

We own our home at 6007 Alderwood Street which we purchased in 2001. We feel that the proposed entrances off of Pinehurst should not be considered given the increase in traffic that it will create. We are aware that the last rezoning attempt was restricted to only one emergency access because traffic would impact our neighborhood. We have only seen increased traffic in the past few years and would not be happy with vehicles cutting thru to access proposed intense businesses. We would appreciate your careful consideration of limiting access from Pinehurst.

Best regards.
Jan and Bill Ball

Sent from my iPad

From: [Derrill McAteer](#)
To: [Ronald Pianta](#); [Omar DePablo](#)
Cc: [Jon Jouben](#)
Subject: Objection of Brenda and David Rabbitt to H-21-67, Request for Party Status, and Request for Continuance
Date: Wednesday, March 2, 2022 2:06:11 PM
Attachments: [Objection of Brenda and David Rabbitt to H-21-67, Request for Party Status and Continuance.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.

Dear Mr. Pianta and Mr. DePablo,

Attached please find comments and requests made on behalf of my clients, Brenda and David Rabbitt of 5488 Newmark Street in Spring Hill. This correspondence concerns rezoning application H-21-67.

Thank you,

Derrill McAteer

Derrill McAteer
McAteer Law PLLC
1550 W. Cleveland St.
Suite 7
Tampa, FL 33606
(813) 753-8917
derrill@mcaateerlawfl.com

McATEER LAW, PLLC

Derrill McAteer
Direct Dial: 352-587-2857
derrill@mcateerlawfl.com

1550 W. Cleveland Street
Suite 7
Tampa, FL 33606

March 2, 2022

***VIA EMAIL TO THE HERNANDO
COUNTY PLANNING DEPARTMENT
AND HERNANDO COUNTY LEGAL
DEPARTMENT***

Mr. Mike Fulford
Chairman
Hernando County Planning
and Zoning Commission
c/o Hernando County Planning Department
20 N. Main Street
Room 262
Brooksville, FL 34601

Mr. Ron Pianta
Director, Planning and Zoning
Hernando County Planning Department
20 N. Main Street
Room 262
Brooksville, FL 34601

Re: Objection to Rezoning H-21-67, Request for Party Status, and Request for Continuance

Dear Chairman Fulford and Mr. Pianta,

I have the pleasure of representing Brenda and David Rabbitt, who own the home located at 5488 Newmark Street in Spring Hill. My clients' home is located directly across Pinehurst Drive from the site that is the subject of the above referenced rezoning application requesting.

First, my clients wish to be recognized as a formal party to these proceedings. The immediate proximity of their property to the site of the proposed rezoning, right across Pinehurst Drive, gives them an interest in this matter greater than the interest of the general public. Therefore, party status is appropriate.

The proposed rezoning, if approved in a manner substantially similar to the request, will have a significant effect on the quality of life of my clients once the project is built out. My clients will experience an increase in noise, lighting, and traffic due solely to the location of their home and their use of Pinehurst Drive and Spring Hill Drive for ingress and egress to the site.

My clients object to the rezoning as it is currently proposed. Their objections are as follows:

1. The combination and number of proposed uses are collectively too intense and incompatible with the adjacent subdivision. According to the amended application narrative, the applicants anticipate the construction and operation of a mix of some or all of the following C-2 uses on the site:

- Drive-in restaurants.
- Tire and automotive accessory establishments.
- Automotive specialty establishments.
- Automotive and truck rental establishments.
- Veterinarian and animal clinics or hospital service establishments.
- Alcoholic beverage dispensation.
- Light farm equipment and supply establishments.
- Automotive service establishments.

Some of these uses will likely involve evening business hours which will affect my clients' quiet enjoyment of their property and home. The revised site plan is vague. For example, where will the call box be located for the drive-in restaurant? How will the automotive garages be oriented? Will my clients be listening to air hammers during the day and food orders at night? The proposed site plan makes this unpleasant reality seem likely.

These concerns are exacerbated by the fact there is no "step down" in intensity from these uses to the single-family subdivision. Furthering that point, according to the staff report in H-09-25, a rezoning proposed in 2009 and 2010 for the same parcel, the "subject site is part of the original Spring Hill Master Plan and was designated PDP(SU)/Planned Development Project (Special Use) for a landscape buffer." (Emphasis supplied). Therefore, a property that was once conceived as a buffer from US-19 for the protection of single-family homes is being proposed as a high intensity, brightly lit commercial development. We have come 180 degrees from a buffer parcel to an overly intense rezoning proposal for commercial development adjacent to an existing residential subdivision.

The applicant's most recent narrative requests "approximately" eight (8) separate commercial parcels. Eight commercial parcels with corresponding traffic, impervious surface parking and driving surfaces, accompanying drainage requirements, lighting, and waste disposal (likely in the form of dumpsters which are very loud when filled or emptied at various hours). Once again, the present proposal is simply inconsistent with the single-family uses to the east.

A rezoning to PDP-OP, single story office would probably be a better fit and consistent with the surrounding uses on US-19, such as the professional offices located to the north of the site.

Alternatively, the proposal could be de-intensified. For example, allowing five (5) C-2 use parcels instead of eight with a limitation to daytime only operating hours would probably be a better fit for this location. Such an amendment would significantly lessen traffic, noise, impervious surface area, drainage requirements and likely eliminate the need for the open access points on Pinehurst Drive. My point is there are approaches which might allow for development and the neighborhood to leave together in some degree of harmony. The applicant's proposal is not one of them.

2. The proposed multiple paths of ingress and egress from the site onto Pinehurst Drive commercialize a section of roadway that is utilized almost solely for single-family residential traffic. Children walk through the neighborhood to and from their school bus stop twice a day. Adults and children utilize Pinehurst Drive as a pedestrian walkway and biking area. Photographs of children playing, pedestrian and bicycle use and other neighborhood activities have been submitted to staff and should be part of the record for your review.

The proposed secondary point of access to the north is especially incompatible with the surrounding neighborhood as it feeds directly into the side of a single-family home. Pinehurst Drive should be utilized, at most, for emergency access only, and should be limited to one gated emergency access point, which is consistent with the proposed condition of approval in the staff report for case H-09-25. That staff report stated, in pertinent part "Access to Pinehurst Drive shall be limited to a gated emergency only siren activated access." A similar condition of approval would be appropriate in this case.

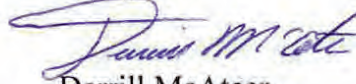
3. The proposed 35-foot buffers are not suitable to adequately protect the existing neighborhood. While 35-feet is the advised buffer distance for planned developments in the land development code, it is woefully insufficient to protect the existing neighborhood from the intense C-2 uses proposed in the applicant's narrative. Thirty-five feet sounds generous in common discussion, but for spatial reference it is only slightly more than one-third the distance between first and second base on a baseball field. Such a small distance, even fully landscaped, cannot provide a practical sound or light buffer from the proposed C-2 uses. A fifty-foot buffer, with a concrete wall located at the interior limit of the buffer, would provide much more protection for the existing neighborhood.

4. The Neighborhood Inquiry Workshop in this case took place on December 7, 2021. Since that meeting, the applicant has provided the county with much more detailed information regarding site coverage and use intensity in the form of a revised site plan and revised narrative. Given the increase in intensity reflected by the revised site plan and narrative, my clients feel that a continuance of this item to a date certain so that another neighborhood workshop could be held would be appropriate. Many members of the neighborhood may not be aware of the intense nature of the proposed rezoning. A request for such a continuance is hereby made.

I hope you will consider these thoughts and requests. This letter is being submitted before my clients and I have had access to the staff report, recommendations and (if applicable) conditions of approval contained therein. Therefore, my clients reserve their right to amend their objections to the proposed rezoning to note issues they may have with the recommendations in the staff report.

I ask that this letter be read into the record and the March 14, 2022 Planning and Zoning Commission Meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Derrill McAteer".

Derrill McAteer
McAteer Law, PLLC

CC: Jon Jouben, Esq.

From: [Derrill McAteer](#)
To: [Omar DePablo](#)
Subject: Photos for file Rezoning H-21-67
Date: Tuesday, March 1, 2022 2:15:45 PM
Attachments: [Addl Outdoor Activity Pics.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,

Attached are pictures my client provided me of residential activity on Pinehurst Drive and the adjacent streets to the east of the site of the proposed rezoning.

Thank you,

Derrill McAteer

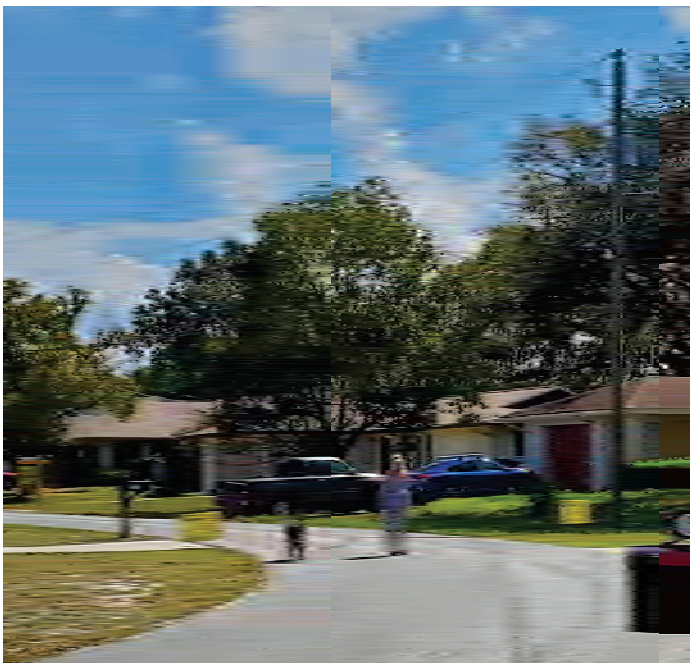
Derrill McAteer
McAteer Law PLLC
1550 W. Cleveland St.
Suite 7
Tampa, FL 33606
(813) 753-8917
derrill@mcateerlawfl.com



**February 19, 2022—
Alderwood**



**February 27, 2022—
Pinehurst/
Alderwood**



**February 27, 2022—
Newmark Street**



**February 23, 2022—
Newmark Street**



**January 20, 2022 and February 18, 2022
Morning Bus Stop (Trenton & Pinehurst)**



**February 27, 2022
Cutting grass
Newmark Street**



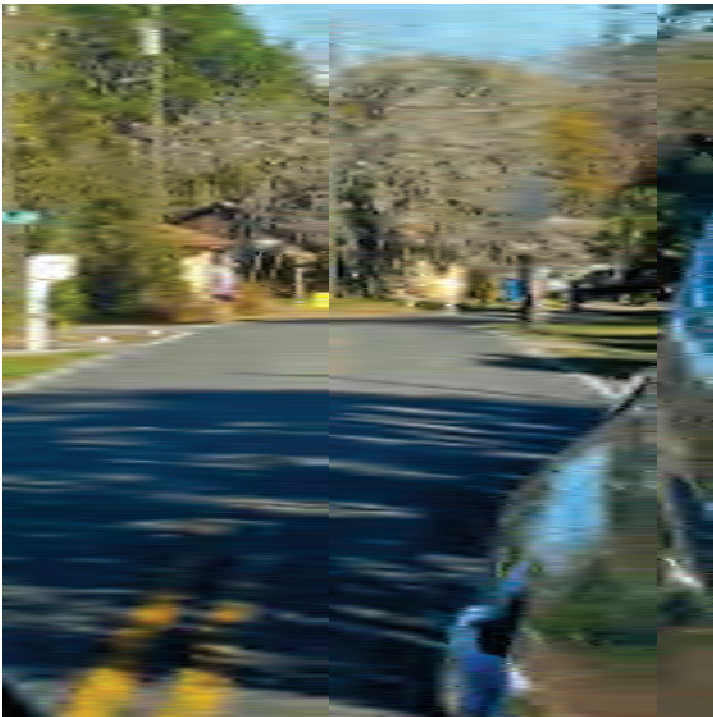
**February 27, 2022
Mom pushing stroller
Newmark Street**



February 27, 2022
Pinehurst



February 27, 2022
Newmark St



February 17, 2022
Pedestrian on
Pinehurst/Piedmont



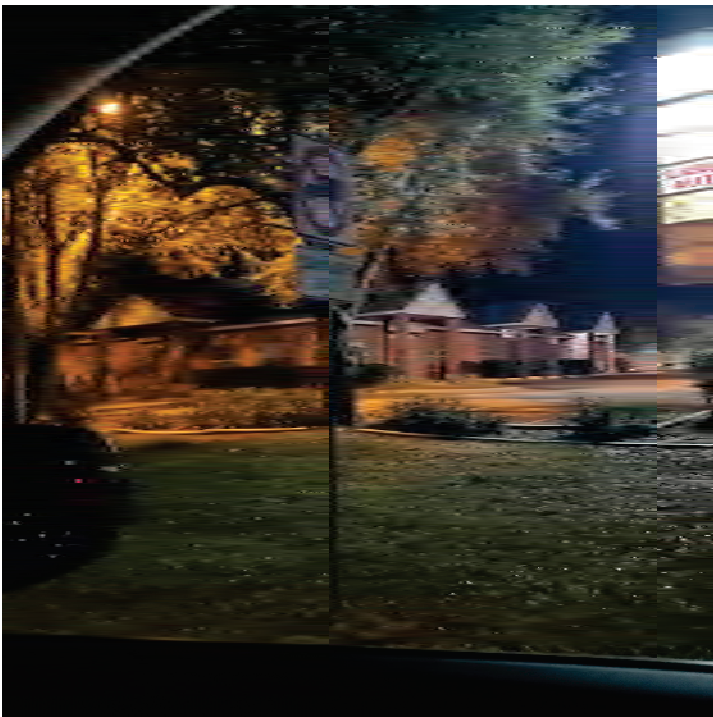
February 26, 2022
Trenton



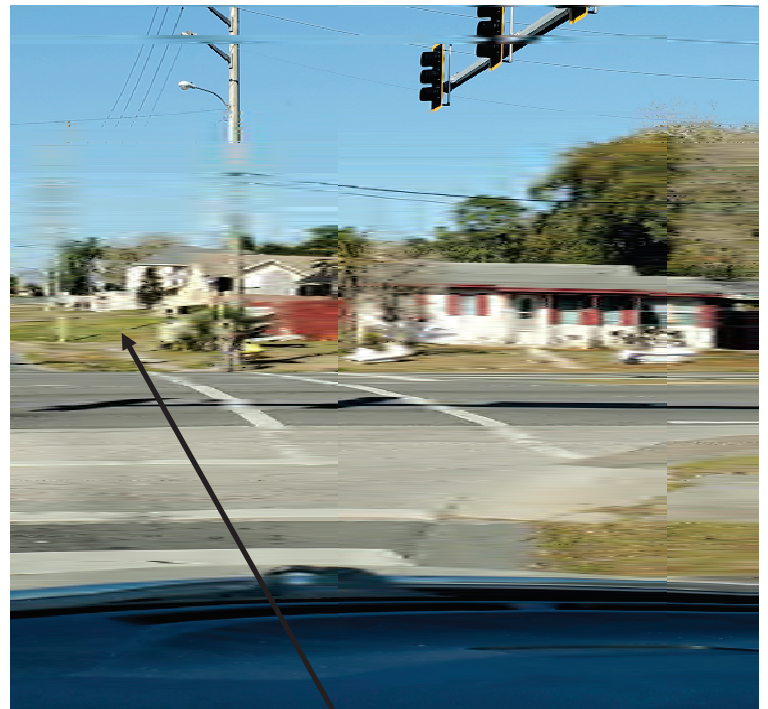
**February 25, 2022
Trenton**



**February 27, 2022
Pinehurst/Newmark**



**No truck sign
Pinehurst (near
Spring Hill Dr/19)**



**No truck sign
Pinehurst**

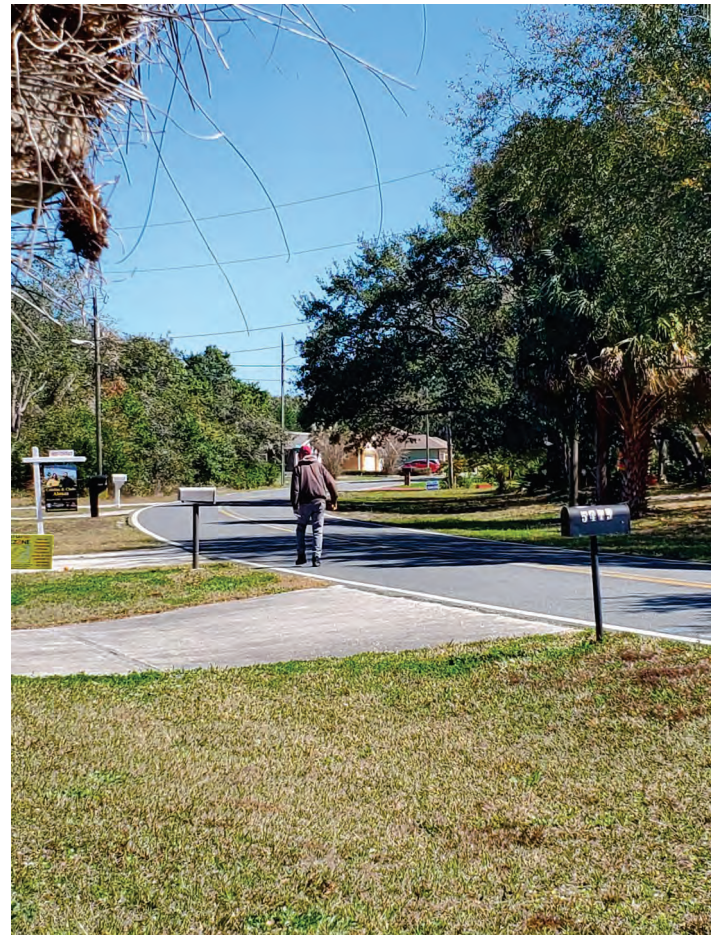


February 19, 2022—Pinehurst/Newmark





February 20, 2022—Pinehurst/Newmark





February 20, 2022
Pinehurst



February 20, 2022
Pinehurst

February 21, 2022
Parker/Alderwood



February 21, 2022
Alderwood



From: [Louella Heaton](#)
To: [Omar DePablo](#)
Cc: brabbit79@gmail.com
Subject: Rezoning H-21-67 Pinehurst
Date: Sunday, February 27, 2022 8:17:23 AM

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Good morning

Thank you for your service.

I am writing to you out of concern on rezoning our lovely forest that is a buffer for our neighborhood. My grandson lives with us and he is Autistic. Traffic is so bad in this area we can not get onto Spring Hill Drive from Pinehurst Drive. We are very very concerned with the safety of our neighborhood children and my Grandson Kristoffer who is 10 years old. Please vote this down.

Thank you for your time

Edward and Louella Heaton

Sent from my iPad