



April 11, 2025

1101 Audubon Way
Maitland, Florida 32751
Cell (407) 620-5178
chlee2@earthlink.net

To: Hernando County Planning & Zoning Commission

RE: Rezoning Petition Submitted by Society Hill Capital Partner LLC (H-24-20)

(Please include this in the record of the April 14th Planning and Zoning Commission)

These comments are based upon the most recent Master Plan revision submitted by the applicant received by Hernando County Development Services on March 28, 2025.

Audubon Florida, Florida Audubon Society, Inc reiterates its position regarding this rezoning stated in our testimony at the September 9, 2024 meeting of the Commission. In sum, we believe that the project is substantially out of character with the existing land uses that surround it, which include the Withlacoochee State Forest, large lot rural homesteads, and the Florida Audubon Society's Ahhochee Hill Sanctuary. Conversion of these lands historically in forestry to a golf course does not "(fit) development harmoniously into the existing natural environment..." (See: Ord. No. 72-3, Art. II, § 5, 4-28-72)

The 292.2 acres of property that are the subject of the proposed rezoning are essentially a "hole in the doughnut" within the Florida Wildlife Corridor (See 259.1055, Florida Statutes).

The most compatible use for the property would be retention in private forestry, or even more appropriately, retention in forestry under a conservation easement purchased by the State of Florida under the Rural and Family Lands Protection Program (See: Section 570.70, Florida Statutes, and Chapter 5I-7, Florida Administrative Code).

Recent Master Plan Changes

The revised Master Plan for the project received by Hernando County from the applicant on March 28, 2025 does make substantial and important improvements in the project from an environmental standpoint. The following changes are notable:

1. Inclusion of a 100' building setback and natural vegetative buffer on all project boundaries;
2. Reduction of the golf course component of the project to one 18 hole golf course located entirely north of Lake Lindsey Rd.

3. The number of resort guest rooms is reduced from 120 to 68. Lodging would be in 8 cabin type buildings, and 4 rooms in the clubhouse.
4. Utilization of the approximate 70+- acres south of Lake Lindsey Rd. For a potential fire station replacement site (5 acres) with the remainder used for picnic grounds, natural buffer area, private hunting by club members only, passive recreation such as hiking and passive open space.
5. Inclusion of a potential access point to Highway US 41 from the northwest corner of the project north of Lake Lindsey Rd.
6. Specification of "Dark Sky Compliant" lighting throughout the project.

In the event that this project is approved, our primary position stated at the September 9, 2024 Planning & Zoning Commission hearing notwithstanding, we believe that the following additional components of design are essential:

- A. The property south of Lake Lindsey Road should be placed under a perpetual conservation easement, permitting only the uses specified in the modified master plan (see #4 above) along with continued forest management.
- B. The property south of Lake Lindsey Road should be restored in managed longleaf pine habitat. Member only hunting should be restricted to archery and shotgun only.
- C. The 100' Perimeter setbacks/buffer around the entire project boundary should be planted in longleaf pine and other species that prevail in adjacent state forest lands.
- D. The potential access point to Highway US 41 should become the primary entrance to the private club facility if access rights can be obtained from the state. While a gated entrance intended for maintenance uses only to Lake Lindsey Rd. may be acceptable, general member, employee, and guest access should not occur through a Lake Lindsey Road access point. Any land exchange with the state/Florida Forest Service should be significantly leveraged in favor of a substantial expansion of state forest land or conservation easements proximate to this part of the Withlacoochee State Forest. Deeding a portion of the land in the applicant's possession within the project boundary, in fee or easement to the state, including reforestation of such land to appropriate state forest conditions with an emphasis on longleaf pine habitat is recommended.

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles Lee', with a stylized, flowing script.

Charles Lee
Director of Advocacy

From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: Opposition to Society Hill Rezoning Proposal H-24-20
Date: Monday, April 14, 2025 9:12:47 AM

From: Hernando Chapter Florida Native Plant Society <hcnfps@gmail.com>
Sent: Monday, April 14, 2025 8:00 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to Society Hill Rezoning Proposal H-24-20

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.

SUBJECT: Opposition to Society Hill Rezoning Proposal H-24-20

Dear Planning and Zoning members,

On behalf of the Hernando Chapter of the Florida Native Plant Society (the Chapter), I am writing to express our serious concerns regarding the Society Hill Rezoning Proposal H-24-20 and its potential impacts on sensitive plant communities and rare plant species. Our Chapter, a non-profit founded in 1998, is dedicated to the preservation, conservation, and restoration of native plants and native plant communities in Hernando County.

Impact on Native Plant Communities

The proposed development borders the Headquarters Tract of the Withlacoochee State Forest, which contains a variety of plant communities—most notably, the Upland Hardwood Forest. This forest type is increasingly rare in Hernando County, having been historically threatened by clearing, invasive species, and other disturbances. The Florida Natural Areas Inventory (FNAI) has identified the Upland Hardwood Forest within the Headquarters Tract as an *exemplary* natural community ([FNAI Report](#)).

This forest is particularly vulnerable to changes in hydrology. According to the United States Golf Association, golf courses in the Southeast use an average of **2.4 acre-feet** (over **782,000 gallons**) of water per irrigated acre annually ([USGA report](#)). Although the petitioner plans to use reclaimed water, Florida DEP data shows reclaimed water systems typically meet only **47%** of irrigation demand ([FDEP report](#)). This implies more than **1.1 acre-feet per acre** may still be withdrawn from the Floridan Aquifer.

The Upland Hardwood Forest requires consistent soil moisture, especially during the growing season. Reducing aquifer levels could tip the balance of this mesic habitat toward drier (xeric) conditions. This would threaten uncommon species found there, such as *Sapindus marginatus* (soapberry) and *Ostrya virginiana* (eastern hophornbeam), which are not well represented elsewhere in Hernando County.

Rare and Endangered Plant Species

At the public comment meeting at Chinsegut Hill on December 3, a Chapter representative shared that a federally endangered plant—*Cooley's water-willow* (*Justicia cooleyi*)—had

been observed on the proposed site. The Chapter urges that a thorough, expert-led survey be conducted **before** any rezoning is approved. If rare or endangered species are confirmed, plant rescue efforts should be organized prior to site disturbance.

We understand the petitioner may include such a survey as part of the development proposal. To ensure scientific rigor and impartiality, we recommend the developer consult the Florida Natural Areas Inventory ([FNAI website](#)) for potential assistance or recommendations for qualified botanists. The Hernando Chapter is also willing to support any authorized plant rescue operations, bringing local expertise and commitment to conservation.

Conclusion

This rezoning proposal poses significant ecological risks to one of Hernando County's most valuable and vulnerable natural assets. We respectfully request that Planning and Zoning give full consideration to these concerns before approving any changes to the land use designation.

Thank you for your time and attention to this matter.

Sincerely,

Renee Holcomb

President, Hernando Chapter
Florida Native Plant Society

--

Hernando Chapter of the Florida Native Plant Society, www.hcfnps.org, hcfnps@gmail.com

Robin Reinhart

From: Stacy Hatcher <stacyehatcher69@gmail.com>
Sent: Wednesday, January 8, 2025 8:20 PM
To: Planning Resource Object
Subject: H2420 Society Hill

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.

I oppose this project. We do not need another golf course or housing development. And we certainly do not need to destroy anymore of our wildlife's habitats.
You may put my email on the public record.

Thank you,
Stacy Hatcher

Robin Reinhart

From: jim wise <jimwise12@hotmail.com>
Sent: Sunday, January 12, 2025 8:56 PM
To: Planning Resource Object
Subject: Opposed to H-24-20

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I would like to express my concerns over the proposed Society Hill Capital Partners plans to rezone the area near the intersection of 41 and 476. This agricultural area should remain agricultural until future plans to upgrade the infrastructure is in place. The roads are not conducive to added traffic and as a nearby resident on a potable water well for the village of Lake Lindsey, we are concerned about the water usage from groundwater to support a golf course and additional housing. We as nearby residents cannot afford to redrill wells to find adequate water supplies as our wells may run dry. Our pockets are limited and our future plans of retirement lie in the existing plan when I purchased my property to retire in. I'm getting too old to "start over" and have my perfectly good plan in place. This will effect my future plans. I would like to remain humble and retire in peace without added traffic, expenses related to the water supply and safety/security of the dwelling I currently reside in in the Village of Lake Lindsey.

Thank you for reading this and expressing my thoughts to others.

Sincerely
Jim Wise

Robin Reinhart

From: Jodi <jwittd@aol.com>
Sent: Sunday, January 12, 2025 6:24 PM
To: Planning Resource Object
Subject: Disapproval H24-20 Society Hill Capital Lake Lindsey Rd.

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Good Morning,

I am emailing the board as I will not be able to make it to the Planning & Zoning hearing Monday January 13th at 9am due to scheduling conflicts. I ask that you strongly consider rejecting the rezoning request of Society Hill Capital Partners project on Lake Lindsey Rd, H24-20 and I would like to ask you to include this email in the official agenda packet.

This project entails 2 golf courses, clubhouse and restaurant and on-site resort style residential dwellings for 120 guests. Located approx 4500ft east of US 41 on Lake Lindsey Road, adjacent to the Withlacoochee State Forest.

It includes 262 acres currently zoned AG (agricultural) with proposed zoning of CPDP (Combined Planned Development), PDPREC (Recreation) and PDPRR (Resort Residential).

This project is not supported by current comp plan and zoning and a change in zoning should not be allowed. Florida including Hernando County is a mess; pollution, depleted vital resources, failing & dated infrastructure, service worker shortages, threatened keystone wildlife species and habitat, major inland flooding issues due to dams and structures being utilized for water conservation efforts, etc.

Please deny this request and protect rural Hernando County, its residents, wildlife, existing remaining healthy ecosystems, habitat, and vital resources. Thank you so much for your time and consideration.

Sincerely,

Jodi Brantley

From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: Rezoning Petition Society Hill Capital Partner LLC (H2420)
Date: Wednesday, January 29, 2025 3:51:39 PM
Attachments: [Development takes a toll on Florida's precious springs NPR.html](#)
[how-much-water-does-golf-use.pdf](#)
[Nat GEO Article.pdf](#)
[Letter to BOCC PNZ.docx](#)
[Development Springs.pdf](#)

From: Sandra Jones <sandyjonesrn@gmail.com>
Sent: Wednesday, January 29, 2025 1:11 PM
To: Steve Champion <SChampion@co.hernando.fl.us>; Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Rezoning Petition Society Hill Capital Partner LLC (H2420)

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January 29, 2025

Subject: Rezoning Petition Society Hill Capital Partner LLC (H2420)

Attention:

Hernando County Board of County Commission SChampion@HernandoCounty.us

Planning and Zoning Commission planning@co.hernando.fl.us

Good day,

My name is Sandra Jones, my husband Timothy and I reside at 25115 Evaline Street, Brooksville, FL 34601.

We purchased our home in Hernando County in 2020 in anticipation of retirement in 2024. We did an extensive search all over the State of Florida for a place to retire having lived in South Florida my entire life.

What set Brooksville apart from any other area was the natural beauty of the rolling hills landscape along with the wildlife and wide-open spaces. We even felt Brooksville was safe for our daughter to live alone until we moved here full time.

Homestead and South Miami Dade were once peaceful just like Brooksville until the traffic, noise, and daily life became unbearable to live. The county commission allowed developers to build on every empty lot and destroyed what was once beautiful farmland. As a citizen of Hernando County, we are now faced with similar challenges and ask you to be prudent and selective regarding requested zoning changes on agricultural land. Hernando County will benefit from decisions for smart growth that will affect current and future generations to come.

The zoning request from Society Hill Capital Partner LLC, does not match the current land use. I did a simple statistical analysis of the property owners within 1000 feet of the proposed golf course community that were invited to the public information workshop. More than 45 people attended however, I was out of town and therefore unable to attend and only had hearsay as to what was discussed and/or agreed upon.

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	Road		Nancy Gronda
Hall, Udell & Nancy	O Lake Lindsey Road	2.5 acres	Pastureland
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Median 2.9 acres

Mode 2.5 acres

Maximum 27.0 acres

Range 25.7 acres

***Other Properties on the list are owned by the State of Florida, Audubon Society, Hernando Fire and FAMU. These are not personal property.

My husband and I frequently hike through Chinsegut, Croom trails as well as the Perry Oldenberg WEA and we encounter many wildlife such as deer, owls, wild turkeys, sandhill cranes, and gopher tortoises. The threat risk to these animals has not been mentioned regarding the proposed property usage. Also, there are many best practice questions that should be asked prior to approval of the zoning changes as per a 2021 article titled *Land-use and Energy Practices on US Golf Courses*. I have highlighted and commented throughout the article and have attached a copy of this report for your review.

I will also point to another article regarding water usage. Even though city water is not accessible to the requested land use, it is well known that golf courses use A LOT of water. The average 18-hole golf course in the Southeast region alone irrigates 29 inches/acre; however, only 12% use recycled water according to a 2012 article titled, *Golf's Use of Water* which I have also attached for review. All this water comes from the same Floridan aquifer that the citizens of Hernando County need for personal use as well as farms, equine and agricultural business owners who need water to sustain their livelihood. A 2020 article from National Geographic titled, *The Floridan aquifer: Why one of our rainiest states is worried about water*. They cite freshwater levels will continue to fall which lead to saltwater intrusion and thereby contaminating our usable drinking water.

There are so many reasons not to allow another golf course in Hernando County. This proposed business venture will not benefit the citizens who live and pay taxes here 365 days/year. The wealthy who use the golf course will not contribute to the well-being of our residents. This project only profits the developer and not the wonderful people of Hernando County. Society Hill's website states they are *a boutique real estate capital advisory firm specializing in the placement of capital within the commercial real estate sector and a steadfast dedication to hands on asset management*. All they care about is increasing the wealth of their constituents and then move on to the next property. Please understand that once a precedent is set, others will soon follow. I respectfully object to this zoning request. Please ensure this letter and any attachments are placed in the official record.

Sincerely,

Timothy and Sandra Jones

2511 Evaline Street
Brooksville, FL 34601
786-295-7509

Robin Reinhart

From: Kim Winker <kimwinker@yahoo.com>
Sent: Friday, January 10, 2025 11:16 AM
To: Planning Resource Object
Subject: Opposition to H2420 Society Hill Project

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 Hernando County Planning & Zoning Department,

I am writing to express my strong opposition to the proposed project H2420 Society Hill, which will be considered on January 13th. I request that this email be included in the public record for this matter.

The development proposal for two golf courses, a clubhouse, a restaurant, and resort-style residential dwellings for 120 guests is concerning. This project is proposed for an area that is currently agricultural and forest land and is home to abundant wildlife that serves as an essential ecological corridor.

Allowing this type of large-scale development would:

1. Disrupt the natural habitat for wildlife.
2. Increase traffic and infrastructure demands in a rural area not designed to accommodate such activity.
3. Set a concerning precedent for further urbanization of agricultural and conservation lands.

Preserving the character of this area is critical not only for its residents but also for the broader environmental health of our region. Once we lose our natural spaces, they cannot be replaced.

I urge the Commission to deny this application and prioritize the preservation of Hernando County's rural and natural heritage.

Thank you for considering my concerns.

Sincerely,

Kim Winker

Mossy Oak Court, Brooksville

Robin Reinhart

From: Michelle Curtis <mmcurtis53@gmail.com>
Sent: Wednesday, January 8, 2025 7:40 PM
To: Planning Resource Object
Subject: Ref: H2420 Society Hill

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.

I'm asking you to include this email into the public record.

I'm writing this email in OPPOSITION of H2420 Society Hill. Florida has more golf resorts than we need and the way ya'll are selling off all this land there will not be any green area left for the wild life that need it. Hernando County doesn't need another golf course let alone one that is so EXCLUSIVE that only the wealthy from around the country will be flying in to use. Crowding our roads and polluting our county with their planes which again will ruin our wildlife and our waters. Look into the MANY golf courses in Florida that are out of business and REBUILD those back!!

THIS TIME I HOPE YOU LISTEN TO THE PEOPLE OF *THIS* COUNTY AND *NOT* APPROVE THIS BACAUSE NOBODY WANTS IT!!

Sincerely,
Michelle Curtis
10157 Gamewell Street
Spring Hill, FL 34608

Robin Reinhart

From: machon keith <machonkeith@gmail.com>
Sent: Wednesday, January 8, 2025 8:25 PM
To: Planning Resource Object
Subject: H2420 Society Hill

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.

I am writing to share my concern over the proposed golf course on Lake Lindsay Road. This area is situated next to a state forest in rural Hernando County, it is home to a rich diversity of wildlife. Building a new golf course here would severely interfere with the local ecosystem and increase the number of traffic accidents, endangering both animals and people. Further, the citizens of our community chose this place to reside precisely due to its peaceful, rural nature and proximity to natural landscapes, away from the hustle and bustle of urban life. The planned golf course will undeniably disrupt this serenity.

Moreover, it is worth noting that many golf courses in this county have been unsuccessful in the past and there's another one nearby that was gifted ample land by the state. Hence, another golf course is not only unnecessary but a potential financial liability for our community. Stop the needless destruction of our natural resources and preserve the charm of Hernando County. Let's prioritize our community's needs and environment over unwanted development.

Thank you for your attention to this matter I would like

this email to be included in the public record.

Robin Reinhart

From: TRAVIS EVANS <travisdevans@gmail.com>
Sent: Thursday, January 9, 2025 10:50 PM
To: Planning Resource Object
Subject: H2420 Society Hill

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

I am a tax paying property owner in Hernando county.

I would like to officially go on record as being against any zoning change to the property referenced in the subject line of this email.

The proposed rezoning request goes against the wishes of many local residents, myself included, and is not a good change for the rural area of our county.

Sincerely,
Travis Evans

Robin Reinhart

From: Claudia Amsler <camsler36@gmail.com>
Sent: Friday, September 6, 2024 2:56 PM
To: Planning Resource Object
Subject: Golf Resort at Lake Lindsey

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.

As a 20 year resident of Hernando County, I ask that you not change the Zoning for this project on Lake Lindsey Road. This is not the place to put a Golf Resort. Closer to more populated areas would be preferable. Lake Lindsey is one of the few still rural areas in Hernando County and should stay that way. I moved here because it was a rural county. If you start rezoning this area it will go by the way of Ridge Manor very quickly. Please do what we resident's want. Keep as much Agricultural Areas as possible and don't rezone this!!

Brooksville. Claudia Amsler, 16309 Sacramento Ave.

Robin Reinhart

From: Tony smith <tonyalvelo@yahoo.com>
Sent: Thursday, January 9, 2025 1:37 PM
To: Planning Resource Object
Subject: H24-20 Opposition

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.

I am writing in opposition H24-20, the Society Hill Capital Partners project, for the rezoning of 292.2 acres for two golf courses, resort, clubhouse, restaurant, and on-site resort-style residential dwellings for 120-plus guests. The infrastructure on the 2-lane Lake Lindsey Road is incompatible with the additional traffic that a 120-room golf course resort would bring to this agriculturally zoned area. Many fatal accidents and close calls have occurred at the intersection of Lake Lindsey and 41 and additional traffic would make the situation worse.

Additionally, the small fire station at the southeast corner of Lake Lindsey and 41 does not have an ambulance. Therefore, residents must wait until an ambulance can be dispatched from another area. A resort in this area, with precious resources going to invitation-only guests (which Hernando County residents cannot even utilize), would prove very detrimental to the health and safety of our residents.

I urge the P&Z Committee to consider the safety of Hernando County residents and recommend denial of this request to the BOCC. Please include my email in the official agenda packet.

Thank you,

Andre Alvelo,
Brooksville

Robin Reinhart

From: Stacy Hatcher <stacyehatcher69@gmail.com>
Sent: Wednesday, January 8, 2025 8:20 PM
To: Planning Resource Object
Subject: H2420 Society Hill

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Thank you,
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Robin Reinhart

From: jim wise <jimwise12@hotmail.com>
Sent: Sunday, January 12, 2025 8:56 PM
To: Planning Resource Object
Subject: Opposed to H-24-20

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Sincerely
Jim Wise

Robin Reinhart

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Sent: Sunday, January 12, 2025 6:24 PM
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From: Sandra Jones <sandyjonesrn@gmail.com>
Sent: Wednesday, January 29, 2025 1:11 PM
To: Steve Champion <SChampion@co.hernando.fl.us>; Planning Resource Object <Planning@co.hernando.fl.us>
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January 29, 2025

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Attention:

Hernando County Board of County Commission SChampion@HernandoCounty.us

Planning and Zoning Commission planning@co.hernando.fl.us

Good day,

My name is Sandra Jones, my husband Timothy and I reside at 25115 Evaline Street, Brooksville, FL 34601.

We purchased our home in Hernando County in 2020 in anticipation of retirement in 2024. We did an extensive search all over the State of Florida for a place to retire having lived in South Florida my entire life.

What set Brooksville apart from any other area was the natural beauty of the rolling hills landscape along with the wildlife and wide-open spaces. We even felt Brooksville was safe for our daughter to live alone until we moved here full time.

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My husband and I frequently hike through Chinsegut, Croom trails as well as the Perry Oldenberg WEA and we encounter many wildlife such as deer, owls, wild turkeys, sandhill cranes, and gopher tortoises. The threat risk to these animals has not been mentioned regarding the proposed property usage. Also, there are many best practice questions that should be asked prior to approval of the zoning changes as per a 2021 article titled *Land-use and Energy Practices on US Golf Courses*. I have highlighted and commented throughout the article and have attached a copy of this report for your review.

I will also point to another article regarding water usage. Even though city water is not accessible to the requested land use, it is well known that golf courses use A LOT of water. The average 18-hole golf course in the Southeast region alone irrigates 29 inches/acre; however, only 12% use recycled water according to a 2012 article titled, *Golf's Use of Water* which I have also attached for review. All this water comes from the same Floridan aquifer that the citizens of Hernando County need for personal use as well as farms, equine and agricultural business owners who need water to sustain their livelihood. A 2020 article from National Geographic titled, *The Floridan aquifer: Why one of our rainiest states is worried about water*. They cite freshwater levels will continue to fall which lead to saltwater intrusion and thereby contaminating our usable drinking water.

There are so many reasons not to allow another golf course in Hernando County. This proposed business venture will not benefit the citizens who live and pay taxes here 365 days/year. The wealthy who use the golf course will not contribute to the well-being of our residents. This project only profits the developer and not the wonderful people of Hernando County. Society Hill's website states they are *a boutique real estate capital advisory firm specializing in the placement of capital within the commercial real estate sector and a steadfast dedication to hands on asset management*. All they care about is increasing the wealth of their constituents and then move on to the next property. Please understand that once a precedent is set, others will soon follow. I respectfully object to this zoning request. Please ensure this letter and any attachments are placed in the official record.

Sincerely,

Timothy and Sandra Jones

2511 Evaline Street
Brooksville, FL 34601
786-295-7509

Robin Reinhart

From: Kim Winker <kimwinker@yahoo.com>
Sent: Friday, January 10, 2025 11:16 AM
To: Planning Resource Object
Subject: Opposition to H2420 Society Hill Project

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 Hernando County Planning & Zoning Department,

I am writing to express my strong opposition to the proposed project H2420 Society Hill, which will be considered on January 13th. I request that this email be included in the public record for this matter.

The development proposal for two golf courses, a clubhouse, a restaurant, and resort-style residential dwellings for 120 guests is concerning. This project is proposed for an area that is currently agricultural and forest land and is home to abundant wildlife that serves as an essential ecological corridor.

Allowing this type of large-scale development would:

1. Disrupt the natural habitat for wildlife.
2. Increase traffic and infrastructure demands in a rural area not designed to accommodate such activity.
3. Set a concerning precedent for further urbanization of agricultural and conservation lands.

Preserving the character of this area is critical not only for its residents but also for the broader environmental health of our region. Once we lose our natural spaces, they cannot be replaced.

I urge the Commission to deny this application and prioritize the preservation of Hernando County's rural and natural heritage.

Thank you for considering my concerns.

Sincerely,

Kim Winker

Mossy Oak Court, Brooksville

Robin Reinhart

From: Michelle Curtis <mmcurtis53@gmail.com>
Sent: Wednesday, January 8, 2025 7:40 PM
To: Planning Resource Object
Subject: Ref: H2420 Society Hill

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.

I'm asking you to include this email into the public record.

I'm writing this email in OPPOSITION of H2420 Society Hill. Florida has more golf resorts than we need and the way ya'll are selling off all this land there will not be any green area left for the wild life that need it. Hernando County doesn't need another golf course let alone one that is so EXCLUSIVE that only the wealthy from around the country will be flying in to use. Crowding our roads and polluting our county with their planes which again will ruin our wildlife and our waters. Look into the MANY golf courses in Florida that are out of business and REBUILD those back!!

THIS TIME I HOPE YOU LISTEN TO THE PEOPLE OF *THIS* COUNTY AND *NOT* APPROVE THIS BACAUSE NOBODY WANTS IT!!

Sincerely,
Michelle Curtis
10157 Gamewell Street
Spring Hill, FL 34608

Robin Reinhart

From: machon keith <machonkeith@gmail.com>
Sent: Wednesday, January 8, 2025 8:25 PM
To: Planning Resource Object
Subject: H2420 Society Hill

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.

I am writing to share my concern over the proposed golf course on Lake Lindsay Road. This area is situated next to a state forest in rural Hernando County, it is home to a rich diversity of wildlife. Building a new golf course here would severely interfere with the local ecosystem and increase the number of traffic accidents, endangering both animals and people. Further, the citizens of our community chose this place to reside precisely due to its peaceful, rural nature and proximity to natural landscapes, away from the hustle and bustle of urban life. The planned golf course will undeniably disrupt this serenity.

Moreover, it is worth noting that many golf courses in this county have been unsuccessful in the past and there's another one nearby that was gifted ample land by the state. Hence, another golf course is not only unnecessary but a potential financial liability for our community. Stop the needless destruction of our natural resources and preserve the charm of Hernando County. Let's prioritize our community's needs and environment over unwanted development.

Thank you for your attention to this matter I would like

this email to be included in the public record.

Robin Reinhart

From: TRAVIS EVANS <travisdevans@gmail.com>
Sent: Thursday, January 9, 2025 10:50 PM
To: Planning Resource Object
Subject: H2420 Society Hill

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

I am a tax paying property owner in Hernando county.

I would like to officially go on record as being against any zoning change to the property referenced in the subject line of this email.

The proposed rezoning request goes against the wishes of many local residents, myself included, and is not a good change for the rural area of our county.

Sincerely,
Travis Evans

Robin Reinhart

From: Claudia Amsler <camsler36@gmail.com>
Sent: Friday, September 6, 2024 2:56 PM
To: Planning Resource Object
Subject: Golf Resort at Lake Lindsey

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.

As a 20 year resident of Hernando County, I ask that you not change the Zoning for this project on Lake Lindsey Road. This is not the place to put a Golf Resort. Closer to more populated areas would be preferable. Lake Lindsey is one of the few still rural areas in Hernando County and should stay that way. I moved here because it was a rural county. If you start rezoning this area it will go by the way of Ridge Manor very quickly. Please do what we resident's want. Keep as much Agricultural Areas as possible and don't rezone this!!

Brooksville. Claudia Amsler, 16309 Sacramento Ave.

Robin Reinhart

From: Tony smith <tonyalvelo@yahoo.com>
Sent: Thursday, January 9, 2025 1:37 PM
To: Planning Resource Object
Subject: H24-20 Opposition

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.

I am writing in opposition H24-20, the Society Hill Capital Partners project, for the rezoning of 292.2 acres for two golf courses, resort, clubhouse, restaurant, and on-site resort-style residential dwellings for 120-plus guests. The infrastructure on the 2-lane Lake Lindsey Road is incompatible with the additional traffic that a 120-room golf course resort would bring to this agriculturally zoned area. Many fatal accidents and close calls have occurred at the intersection of Lake Lindsey and 41 and additional traffic would make the situation worse.

Additionally, the small fire station at the southeast corner of Lake Lindsey and 41 does not have an ambulance. Therefore, residents must wait until an ambulance can be dispatched from another area. A resort in this area, with precious resources going to invitation-only guests (which Hernando County residents cannot even utilize), would prove very detrimental to the health and safety of our residents.

I urge the P&Z Committee to consider the safety of Hernando County residents and recommend denial of this request to the BOCC. Please include my email in the official agenda packet.

Thank you,

Andre Alvelo,
Brooksville