

November 24, 2024

Mr. Steve Champion  
Hernando County Board of County Commissioners  
15470 Flight Path Drive  
Brooksville, FL 34604

**Victoria Biggs**

7299 Charlies Pl  
Brooksville, FL 34601  
727-421-5189

Re: Rezoning of File H-24-14, Parcel Key 370369

Dear Mr. Champion,

I would like to express my strong opposition to this proposed development located on the NW corner of Hwy 50 and Mondon Hill Rd.

There are many reasons this development should not move forward but one of the most important is the catastrophic flooding that most likely will affect the neighboring communities where I live. The additional traffic would be devastating to this area and destroy the serenity we all so dearly love.


Here are some of the other issues:

- Safety
- Land Use Specification
- Ingress/Egress
- Environmental
- RV/Trailer?

This property should have never been rezoned to its current state and was a huge mistake.

Please **VOTE NO** on this proposed development!

Thank you for your consideration!

  
Victoria Biggs

CC: Ryan Amsler, District 1  
Brian Hawkins, District 2 (Chair)  
John Allocco, District 3 (2nd Vice Chair)  
Jerry Campbell, District 4 (Vice Chair)



**GALLANT OAKS FARM**

**26160 Lambeth Road  
Brooksville, FL 34601  
USA**

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Mr. Steve Champion  
Hernando County Board of County Commissioners  
15470 Flight Path Drive  
Brooksville, FL 34604

Re: Rezoning of File H-24-14, Parcel Key 370369

Dear Mr. Champion,

I am reaching out to share my very strong opposition to the proposed development located on the NW Corner of Hwy 50 and Mondon Hill Road.

Please see the below factual substantiation as to why this development must not be approved. I thank you in advance for reading this thoroughly and with deep thought leadership.

### **OVERALL ISSUES**

- 1) Regardless of the current zoning or prior expired Master Plan (MP) from 2012, the current revised/proposed MP by Sunny Pines is incompatible with the surrounding land uses, with the exception of the reserved portion, 4.5 acres, (*not part of the current proposed MP*) of the property deemed commercial **specifically on the corner** of Mondon Hill Road and HWY 50.
- 2) This proposed property cannot physically sustain the number of sites (300) being proposed. It is not physically possible due to the wetlands, lowlands, Special Protection Areas and the continuous flooding of this property. There can't be 30-40 acres that are even viable for development. **ANY disruption to this property by way of filling, grading, redistributing, etc., will cause FURTHER CATESTROPHIC FLOODING to the neighboring properties.**
- 3) The county infrastructure, including the proposed traffic volume on Mondon Hill/Spring Lake Hwy, Law Enforcement, Firefighters/First Responders and School System cannot bear this proposed additional volume.

### **LAND USE SPECIFICATION ISSUES**

- 1) SAFETY and CAPACITY for the surrounding RESIDENTIAL area is critical.
- 2) There is NO GOVERNANCE, NOR CONTROL PROTOCOL WITHIN ANY OF THE PROPOSED MASTER PLAN! NONE!
- 3) FLIP FLOPPING, back and forth, 55+ Community, not a 55+ Community, now again a 55+ Community. What is it?? Doesn't stand for anything because a percentage can live there that are not 55+. This changes *nothing* when it comes to the severe negative impacts to the surrounding area. Other 55+ communities in Hernando County are filled with drug addicts and crime, although no one wants to admit it, AND, filled with MANY who are not 55+.

## SAFETY ISSUES

- 1) A development of this proportion and type is guaranteed to bring more crime and sex offenders. That's a fact. *As the BOCC is the governing body that is to **ensure the health, safety and welfare of the citizens of Hernando County**, there should be no question this development is not suitable for the area.* There is not enough Law Enforcement to service this proposed development.
- 2) There is a school less than a mile away.
- 3) This entire surrounding area is residential with dozens of school aged children.
- 4) There is not enough Firefighter support for this proposed development.
- 5) There is not one written protocol in the current proposed MP that will govern safety of any kind.

## INGRESS/EGRESS ISSUES

- 1) **Entrance off of Mondon Hill:** While a full Traffic Access Analysis would be required, anyone with half a brain could determine there is not a single SAFE place on Mondon Hill to grant ingress/egress to this property. **The ENTIRE length of the east side of the property is in multiple BLIND curves.** Trying to have just cars entering and exiting would be deadly, let alone RVs. Can you spell lawsuit?
- 2) Traffic Analysis, will in fact, find horrific records of the current intersection of Mondon Hill Rd and HWY 50. It is DEADLY! **NO ONE yields for left turns and drivers of all kinds go through there at 70+ miles an hour.** It is NOT feasible or safe to add additional traffic to the intersection coming from the north or south.
- 3) By law ingress/egress to HWY 50 is required in order to facilitate an evacuation of any kind for this type of development.

## ENVIRONMENTAL ISSUES

- 1) **This proposed property MUST be reviewed by the now named Floodplain Administrator, established as part of the Hernando Government Flood Town Hall Meeting, File #14947, and all duties performed in accordance with Chapter 13 FLOOD DAMAGE PREVENTION AND PROTECTION, where applicable for this proposed development. The application for this proposed development must be halted and the flood map revised. This alone dictates a No Vote.**
- 2) FLOODING - This proposed property and the surrounding land to the north and south are STILL under FEETS OF WATER, almost two (2) months after the storm, all the way to Hwy 50 and beyond.
- 3) The neighborhood (Atlantis Lane) adjacent to the north of the proposed property is still impassible for some residents due to FEETS OF WATER still present.
- 4) Those of us that live here, know it does not take a named storm to flood the proposed property. *One of our residents requested for us to go walk the property with the petitioner/applicant/engineers the night of our Public Workshop so we could prove the extensive flooding, including the areas they intend to place lots. Needless to say, we were shut down on the request.....*
- 5) There are MORE wetlands, lowlands and Special Protection Areas (SPA), than viable, usable land on this proposed property. Again, **ANY disruption to this property by way of filling, grading, redistributing, a/k/a "creative engineering," etc., will cause FURTHER CATESTROPHIC FLOODING to the neighboring properties.**

- 6) Look closely at their current proposed Site Map. They have the area that is now out of the proposed MP (primitive camping sites) noted on their legend as "Passive Rec and Potential Drainage Area." How can you use a swamp that floods EVERYTIME there is heavy rain, as a drainage area? Let the impact sink in. The neighborhood to the north and west would be devastated with just the thought of dumping water to that portion of the property.
  - a) If there had been primitive campers on the eastern part of this proposed property recently, they would have all died by drowning. This flooding occurred within an hour or so. They would have died!
  - b) With the manner in which the property floods, even those in potential RVs/Trailers would be challenged to get off the property in a flooding event.
- 7) Wildlife impact is already being felt, with dozens of coyotes, goopher turtles, eagles, deer, etc. now fleeing to our neighborhoods with just the removal of the trees.
- 8) Where there are areas (wet or not) providing habitat for protected species, it cannot be utilized, and we know they are there.
- 9) Light and Noise pollution CANNOT be tolerated.

## **RV ISSUES**

- 1) Aside from the property not being able to accommodate 300 sites, there is the Occupancy issue.
  - a) WHO is going to monitor how long they can stay? How is the County/Owner going to control this? Will the RV'ers that stay longer than a week have to have a permit that expires? HOW IS THIS GOING TO BE CONTROLLED AND GOVERNED?
  - b) Number of people who can stay in the RV. What's the max on that? What if people are LIVING in their RV and there are 10-12 people staying? There ARE NO CONTROLS FOR THIS. WHO IS GOING TO CONTROL THIS?
- 2) Interim period of using Trailer future leased lots for RV rentals has now been revised to **FIVE (5)** years from the initial three (3) years as stated in the MP. The applicant obviously has concerns over being able to lease all of the Trailer lots, since they increased the RV interim period. **WHAT HAPPENS AFTER 5 YEARS** and all of the lots are not leased for Trailers?? Does the development close down? Then, we're left with desolate, trashy destruction? Do they just get to keep renting for RVs? **THERE IS NO PLAN AFTER YEAR 5, PERIOD.**
- 3) RVs are not to be just parked and owners must be actively occupying. Not intended to be a storage facility. WHO is going to control this??
- 4) RVs are not to be used as Rentals, meaning, owner brings RV rents for X period and rents out to someone to stay in their RV. Not happening. WHO is going to control this?

Where is the clearly outlined WRITTEN RV Governance for this development and who is going to ensure it is followed? NOT in the current proposed MP!

## **TRAILER ISSUES**

- 1) There is NO governance, nor control of what trailers would be permitted. IT IS ALL TALK!! It has clearly been stated 'trailer owners can bring their own.'
  - a) Year Built – How old can the Trailers be? Does it get to stay there forever?
  - b) Manufacturer
  - c) Single, Double or Triple - what will be allowed?
- 2) What is Maximum Occupancy? WHO is going to control and govern this?

- 3) NO rentals of leased lot TRAILERS. Must be occupied by owner. WHO's going to control and govern this?
- 4) No Airbnb, etc. WHO's going to control and govern this?
- 5) These are ALL requirements and more that **will need to be controlled and governed**. WHO IS GOING TO DO THIS?

Where is the clearly outlined WRITTEN Trailer Governance for this development and who is going to ensure it is followed? NOT in the current proposed MP!

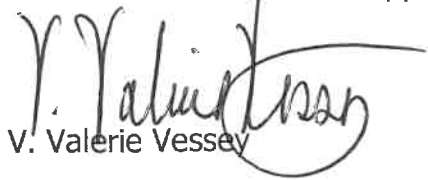
This property should have never been rezoned to its' current state. This was a huge Approval mistake made in years past and should be rezoned properly and to only what the land and surrounding area can withstand.

While there is so much more that could be substantiated to vote No for this proposed development, I think pictures are priceless and do not lie. Please see attached photos and fully realize what the residents are already facing as things stand today....without even touching the topography of the proposed property.

- Can you imagine if it was *your* family member that can't even access their own driveway and road to leave their property, or even more tragic, home and animals are engulfed in flood water?
- Can you imagine if *your* child was approached inappropriately by someone living in a trailer park, not even 50 feet from *your* property line?
- Can you imagine the additional deaths that would occur at the intersection of Mondon Hill and Hwy 50?
- Can you imagine investing in *your* property that is devalued by thousands, if not hundreds of thousands because of an inappropriate development?
- **Can you imagine a development being approved that would ruin *your* way of life as *you* know it?**

This and much more tragedy will occur should this proposed development be approved. Please do the right thing and vote No to this proposed development!

With Grave Concern and Opposition,



V. Valerie Vessey

cc: Hernando County Residents  
Additional Hernando County Board of County Commissioners:  
Brian Hawkins (Chair)  
Jerry Campbell (Vice Chair)  
John Allocco (2nd Vice Chair)  
Ryan Amsler

Enclosures: Proposed Property Photos  
Neighboring Property Photos



