

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

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

---

**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

**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.

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](mailto:naturecoastactionteam@gmail.com)

[fbennett12345@gmail.com](mailto:fbennett12345@gmail.com)

352-596-2262

**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:** Thursday, April 7, 2022 4:47:10 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](mailto:rpianta@hernandocounty.us)  
**Website:** <http://www.hernandocounty.us/plan>

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

---

**From:** Derrill McAteer <derrill@mcateerlawfl.com>  
**Sent:** Wednesday, April 6, 2022 12:53 PM  
**To:** Ronald Pianta <RPianta@co.hernando.fl.us>; Omar DePablo <ODEpablo@hernandocounty.us>; Jon Jouben <JJouben@co.hernando.fl.us>  
**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

**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.

Ron, Omar, and Jon,

I don't know who Forrest Bennett is. I only represent Brenda and David Rabbitt. I'm not sure why Mr. Bennett copied me. Maybe he saw my communications in the agenda backup. I have no connection to him and my clients have not mentioned his name to me.

Sincerely,

Derrill

---

Derrill McAteer  
McAteer Law PLLC  
1550 W. Cleveland St.  
Suite 7

Tampa, FL 33606  
(813) 753-8917  
[derrill@mcateerlawfl.com](mailto:derrill@mcateerlawfl.com)

---

**From:** Forrest Bennett <[fbennett12345@gmail.com](mailto:fbennett12345@gmail.com)>

**Sent:** Wednesday, April 6, 2022 11:32 AM

**To:** [ENarverud@hernandocounty.us](mailto:ENarverud@hernandocounty.us); [WDukes@hernandocounty.us](mailto:WDukes@hernandocounty.us); [JAllocco@hernandocounty.us](mailto:JAllocco@hernandocounty.us); [JHolcomb@hernandocounty.us](mailto:JHolcomb@hernandocounty.us); [SChampion@hernandocounty.us](mailto:SChampion@hernandocounty.us)

**Cc:** Jeffrey Rogers <[jrogers@co.hernando.fl.us](mailto:jrogers@co.hernando.fl.us)>; [JJouben@hernandocounty.us](mailto:JJouben@hernandocounty.us); [RPianta@hernandocounty.us](mailto:RPianta@hernandocounty.us); [VPianta@hernandocounty.us](mailto:VPianta@hernandocounty.us); [sherring@hernandocounty.us](mailto:sherring@hernandocounty.us); [cvconko@hernandocounty.us](mailto:cvconko@hernandocounty.us); [ksibbring@timberpines.com](mailto:ksibbring@timberpines.com); [bbehrendt@tampabay.com](mailto:bbehrendt@tampabay.com); [desk@charternews.com](mailto:desk@charternews.com); [vsafuto@suncoastnews.com](mailto:vsafuto@suncoastnews.com); [PinehurstConcernedCitizens@gmail.com](mailto:PinehurstConcernedCitizens@gmail.com); Brenda Rabbitt <[brabbitt79@gmail.com](mailto:brabbitt79@gmail.com)>; Derrill McAteer <[derrill@mcateerlawfl.com](mailto:derrill@mcateerlawfl.com)>; [NatureCoastActionTeam@gmail.com](mailto: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

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](mailto:naturecoastactionteam@gmail.com)  
[fbennett12345@gmail.com](mailto: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 12:25:11 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](mailto:rpianta@hernandocounty.us)  
**Website:** <http://www.hernandocounty.us/plan>

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

---

**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!

**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.

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  
1653 Blaise Drive  
Brooksville, FL 34601  
Phone: (352) 754-4057  
Email: [rpianta@hernandocounty.us](mailto:rpianta@hernandocounty.us)  
Website: <http://www.hernandocounty.us/plan>

Sign up to receive the Hernando Highlights newsletter!

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

From: Jodie Pillarella <[Jodiepillarella@icloud.com](mailto:Jodiepillarella@icloud.com)>  
Sent: Friday, April 8, 2022 12:23 PM  
To: Elizabeth Narverud <[ENarverud@co.hernando.fl.us](mailto:ENarverud@co.hernando.fl.us)>; Wayne Dukes <[WDukes@hernandocounty.us](mailto:WDukes@hernandocounty.us)>; John Allocco <[JAllocco@co.hernando.fl.us](mailto:JAllocco@co.hernando.fl.us)>; Jeff Holcomb <[JHolcomb@hernandocounty.us](mailto:JHolcomb@hernandocounty.us)>; Steve Champion <[SChampion@co.hernando.fl.us](mailto:SChampion@co.hernando.fl.us)>; Colleen V. Conko <[CVConko@co.hernando.fl.us](mailto:CVConko@co.hernando.fl.us)>; Ronald Pianta <[RPianta@co.hernando.fl.us](mailto:RPianta@co.hernando.fl.us)>; Jeffrey Rogers <[JRogers@co.hernando.fl.us](mailto:JRogers@co.hernando.fl.us)>; [naturecoastactionteam@gmail.com](mailto:naturecoastactionteam@gmail.com); [pinehurstconcernedcitizens@gmail.com](mailto: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: 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](mailto:rpianta@hernandocounty.us)  
**Website:** <http://www.hernandocounty.us/plan>

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

---

**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

**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.

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](#)  
**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**  
**Planning and Zoning Director**  
Hernando County Planning Department  
1653 Blaise Drive  
Brooksville, FL 34601  
**Phone:** (352) 754-4057  
**Email:** [rpianta@hernandocounty.us](mailto:rpianta@hernandocounty.us)  
**Website:** <http://www.hernandocounty.us/plan>

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

---

**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!

**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.

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

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

---

**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!

**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.

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: 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](mailto:rpianta@hernandocounty.us)  
**Website:** <http://www.hernandocounty.us/plan>

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

---

**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

**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.

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 12<sup>th</sup>, 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*

*Fax: 813-354-6250*

**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  
Brooksville, FL 34601  
**Phone:** (352) 754-4057  
**Email:** [rpianta@hernandocounty.us](mailto:rpianta@hernandocounty.us)  
**Website:** <http://www.hernandocounty.us/plan>

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

---

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

**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 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](mailto:speeditup13@msn.com)

**From:** [Ronald Pianta](#)  
**To:** [Alan Congdon](#)  
**Subject:** FW: HC File # H-21-67 OPPOSITION to rezoning at US 19 / Spring Hill Dr. / Pinehurst Dr. \*\*\* Please include this in the Agenda Packet for the April 12, 2022 BOCC vote \*\*\*  
**Date:** Thursday, April 7, 2022 4:32:30 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](mailto:rpianta@hernandocounty.us)  
Website: <http://www.hernandocounty.us/plan>

Sign up to receive the Hernando Highlights newsletter!

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

From: [sweethonestymc@netscape.net](mailto:sweethonestymc@netscape.net) <[sweethonestymc@netscape.net](mailto:sweethonestymc@netscape.net)>  
Sent: Thursday, April 7, 2022 2:42 PM  
To: Elizabeth Narverud <[ENarverud@co.hernando.fl.us](mailto:ENarverud@co.hernando.fl.us)>; Steve Champion <[SChampion@co.hernando.fl.us](mailto:SChampion@co.hernando.fl.us)>; Wayne Dukes <[WDukes@hernandocounty.us](mailto:WDukes@hernandocounty.us)>; Jeff Holcomb <[JHolcomb@hernandocounty.us](mailto:JHolcomb@hernandocounty.us)>; John Allocco <[JAllocco@co.hernando.fl.us](mailto:JAllocco@co.hernando.fl.us)>; Jeffrey Rogers <[JRogers@co.hernando.fl.us](mailto:JRogers@co.hernando.fl.us)>; Ronald Pianta <[RPianta@co.hernando.fl.us](mailto:RPianta@co.hernando.fl.us)>; Jon Jouben <[JJouben@co.hernando.fl.us](mailto:JJouben@co.hernando.fl.us)>  
Subject: HC File # H-21-67 OPPOSITION to rezoning at US 19 / Spring Hill Dr. / Pinehurst Dr. \*\*\* Please include this in the Agenda Packet for the April 12, 2022 BOCC vote \*\*\*

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.

Honorable County Commissioners and Staff :

The parcel in which applicant is seeking to rezone was originally intended to be a landscape buffer for the surrounding single family residential homes. Development will affect the quality of life off all surrounding residents due to the blight and noise pollution of this proposed rezoning.

The proposal of adding a strip mall to an already critical intersection is not beneficial. This intersection is already known to be a high prone accident location. Increasing its intensity will only worsen the problem whereby fatalities are inevitable.

This is not the first time that this parcel has been up for rezoning. The last two times it did not pass and the intensity requested was substantially less than what is being asked for now.

It is respectfully requested that HC File # H-21-67 is DENIED in it's entirety.

Sincerely,  
MC Marino  
Hernando Beach

Sent from my iPhone