

From: [gkrapf](#)
To: [Michelle Miller](#)
Cc: [Aaron Pool](#)
Subject: H2275 - Planing and Zoning Meeting 1/9/23
Date: Tuesday, January 3, 2023 11:14:30 AM

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 Michelle and P & Z Board Members,

We are strongly opposed to the above referenced zoning change request.

The back section of the Ridge Manor Estates has always been a "homes only" section while the front was allowed to have mobile homes. It is unfair and disturbing for those of us who did our due diligence before buying our property to see what was allowed and not allowed to see all the changes being granted. Most of my neighbors are living here because it was designated as a "homes only" section but they are either afraid to speak out or unable to attend the public meeting.

Additionally, back in June another property owner requested the same zoning change (H2224). It was not recommended by staff due to it not being compatible with the surrounding homes and, therefore, it was approved for AR, removing the option of a mobile home. This property is across the street and 3 lots away from the property listed in H2275. How can 2 lots so close to each be identified by county staff so differently? How can one be compatible while the other is not? Please reference your staff report for H2224.

Approval was given back in 2018 to the property next to H2275 for AR2. However, when I questioned Omar regarding this request, he told us the owners already applied for a permit to build a home and had no intention of moving in a mobile home. Based on that, we did not oppose.

Here we are 4 years later, no agriculture animals on the property but a single wide mobile home is on it.

While we can't change the past zoning changes, we feel the county staff and planning and zoning board needs to stop granting the new property owners their zoning change requests. Staff and board members need to remember that part of their job is to protect and preserve the integrity of our neighborhoods for the existing home owners, not for the new comers who would rather change county rules than abide by them.

Please consider approving a change to AR instead of AR2 removing the option for a mobile home just as you did with H2224.

Thank you,
Debbie and George Krapf
Sent from my Galaxy

From: [gkrampf](#)
To: [Michelle Miller](#)
Cc: [Aaron Pool](#)
Subject: H2275 - P&Z Meeting 1/9/23
Date: Tuesday, January 3, 2023 11:24:11 AM

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Please attach to our previous email.

Thank you.

Sent from my Galaxy

AR (Agricultural/Residential) and AR-2 (Agricultural/Residential-2) zoning districts follows:

All agricultural/residential districts:

- i. Aquaculture
- ii. Grazing livestock at the rate of one mature animal and offspring less than one year of age, per acre.
- iii. Poultry and swine for home consumption maintained at least seventy-five (75) feet from adjacent property.
- iv. Horticultural specialty farms, including the cultivation of crops.
- v. Accessory structures related to the principal use of the land.
- vi. Pigeon aviaries with a maximum of 1,500 square feet of area devoted to housing pigeons, per acre.
- vii. Sales on the premises of permitted agricultural products produced on the premises: provided that where such products are sold from roadside stands, such stand shall be set back a safe distance from any public street right-of-way and shall provide for automobile access and off-street parking space in such a manner so as to not create an undue traffic hazard on the street on which such roadside stand is located.

Agricultural/Residential-2:

- i. Single-family dwellings
- ii. Mobile homes.

Comments: Due to the surrounding R-1C (Residential) zoning designation which only permits the construction of a single-family home, the request for AR-2 (Agricultural/Residential-2) allowing the option for a mobile home would be deemed incompatible with the surrounding area. It is recommended the zoning district be modified to AR (Agricultural Residential). This would remove the option for a mobile home, but still provide the petitioner with the uses they seek.

MPREHENSIVE PLAN REVIEW:

The subject site is within the Rural land use designation; the permitted uses within the AR (Agricultural-Residential) district are consistent with the goals, objectives and strategies of this land use designation.

DINGS OF FACT:

The request for a rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2) is inappropriate due to incompatibility with the surrounding area. A rezoning to AR



zoning\H-22-24 Eres\Staff Report\H2224 Staff Report.docx



(Agricultural-Residential) would be considered appropriate based on the following conclusions:





From: [Mike McGuire](#)
To: [Omar DePablo](#); [Cayce Dagenhart](#)
Date: Saturday, December 10, 2022 4:26:08 PM

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Have received Letter of intent to rezone this lot on Shasta, Ridge Manor. Looking at other lots, the one across square Stone from my Two lots. Approached being a sand pit. Last time I was up there insect Flies and Gnats , Made my visit very uncomfortable. Looking at the map, on the Second Page. Shown lot , there is a pre-manufacture home. That looks like a Trailer. Is that how you get around things in Ridge Manor. Rezone your lot , put a trailer on it? Is that what Mr. Espinal Has in mind? I really, really don't like the zoning dept. Turning this neighborhood into a Trailer park. I am Saying NO, I don't like Any further Re- Zoning Towards AR-2

Thank you very Much . Will Not be Able to make these Meeting's. Mike McGuire
Email: 1234McGuire17@gmail.com

Received

DEC 20 2022

Planning Department
Hernando County, Florida

12/14/2022

Kurt Patterson
448 Wild Horse Lane
Mesquite, NV 89027

Hernando County Planning Department
Cesar Omar, Cayce Dagenhart
1653 Blaise Drive
Brooksville, FL 34601

SUBJECT: Rezoning Parcel Key # 21381
From Residential to Agricultural/Residential/
Ridge Manor Estates

I don't have a problem with this lot being rezoned but I do have a concern that a mobile home may be going up. Here is the reason for my concern: 4 and 1/2 years ago the lot adjacent to, and south of the subject lot, Parcel Key # 21390 was rezoned as Agricultural/Residential. This lot which is, catercorner to my lot, now has a mobile home! It is my understanding Ridge Manor has restrictions against mobile homes. I bought my lot 10 years ago thinking I may one day retire there and I would prefer not to live in a community with a smattering of mobile homes. Thank you.

Sincerely,
Kurt Patterson

Kurt Patterson

33229 Square Stone Street (Parcel Key # 20729)
Webster, FL
(702) 344-7043