

From: [Cayce Dagenhart](#)
To: [Morry Osborn](#)
Cc: [Omar DePablo](#); alang@civil-tech.com; [Darryl W. Johnston](#)
Bcc: [Michelle Miller](#)
Date: Wednesday, October 19, 2022 9:18:00 AM

Good Morning,

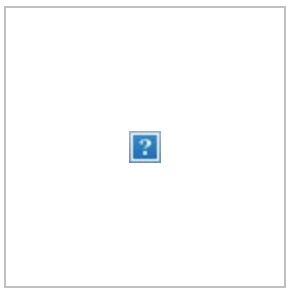
I will add your email to the public correspondence for this application. The agenda should be posted by the end of the day this Friday. I apologize that we do not have anything up on the website yet and I'm glad you reached out to us, thank you for taking the time. I can only speak to what is in the application, and what I look at during the review process.

The proposed density is .33 dwelling units per acre. The 1' contours provided by SWFWMD do not show any sinkholes on the property; it looks like there are/could be sinkholes on the adjacent property to the west. The deviation they are requesting is for the length of the road. Dead end roads are only allowed to be 600' long. The applicant has requested the road be allowed to be 2,632' because the parcel does not have access to any other roads and the County would prefer a single entrance on Centralia instead of two.

I can't provide any information about the location of the entrance, so I will leave it to Mr. Alan Garmin or Mr. Darryl Johnston to answer that question for you; they are the applicant's representatives for this project. I am including them on this response so they know the concerns you have and they can provide you with details.

Thanks again,

Cayce



Cayce Dagenhart, AICP
Planner | Planning Division
Hernando County Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057
Fax: (352) 754-4420
Email: cdagenhart@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

From: Morry Osborn <morry.osborn@nelsonmullins.com>
Sent: Tuesday, October 18, 2022 3:35 PM
To: Omar DePablo <ODePablo@hernandocounty.us>; Cayce Dagenhart <CDagenhart@co.hernando.fl.us>
Subject: Parcel Key 330056 File Number H-22-56

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Please treat this communication as an attempt to “provide written comments to this office” under the first paragraph of your Notice of Public Hearing File No. H-22-56.

My wife, Michelle, and I own 10 acres across the street from the 50+ acres which is the subject of the Notice of Public Hearing referenced above. The Notice states that “information regarding this application may be obtained from the County’s website”; however, there are no details, agendas, or packets accessible under the 10/31/22 P&Z 1st Hearing meeting link. Please let me know when this information is available. I used to work in the County attorney’s office way back but practice Land Use and Affordable Housing nationally at present.

Our concerns center on the following matters:

1. Density of the project with concerns related to number of water wells because of the number of sink holes in this area and SWFWMD buying up a lot of acreage in the area.
2. What “Deviation” is being requested to the PDP(RUR)?
3. Location of entrance into the site because of the danger of oncoming traffic from the west over a rise in Centralia that blinds vehicles approaching at high speed.

If the material for this agenda item can be sent electronically when available that is appreciated or if you can notify me when the information will be available online that will be helpful. I thank you in advance for your assistance.

Regards,

Morry Osborn, Esquire
13701 Centralia Road
Brooksville, FL 34614

Image removed by sender.



MORRY OSBORN OF COUNSEL

morry.osborn@nelsonmullins.com

390 NORTH ORANGE AVENUE | SUITE 1400

ORLANDO, FL 32801

T 407.669.4228 F 407.425.8377

NELSONMULLINS.COM [VCARD](#) [VIEW BIO](#)

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From: bbass2006@tampabay.rr.com
To: [Cayce Dagenhart](#)
Cc: [Omar DePablo](#)
Date: Thursday, October 13, 2022 10:56:11 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.

Good morning, Cayce

Thank you for the additional information on this planned development. Definitely makes me feel better.

We've lived here almost 25 years without that property being developed behind us (was kind of nice). However, I do understand business - though I feel we are ruining our country with developing so much of the land. Glad to know they will be larger plots.

I will share this information with my neighbor, so she also understands.

Thanks again and have a great day.

Brenda

From: "Cayce Dagenhart"
To: "bbass2006@tampabay.rr.com"
Cc: "Omar DePablo"
Sent: Thursday October 13 2022 8:24:38AM
Subject: RE: Applicant Panther i LLC File # H-22-56

Brenda,

I'm sorry I just realized I did not answer all your questions. This rezoning would not affect your parcel. There will be a buffer between your property and the new subdivision.

I have attached the original application so you can see the address they provided.

If there is anything else, let me know.

Cayce

| **Cayce Dagenhart, AICP**



Planner II | Planning Division

Hernando County Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28018

Fax: (352) 754-4420

Email: cdagenhart@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

From: bbass2006@tampabay.rr.com <bbass2006@tampabay.rr.com>

Sent: Wednesday, October 12, 2022 6:21 PM

To: Omar DePablo <ODePablo@hernandocounty.us>; Cayce Dagenhart
<CDagenhart@co.hernando.fl.us>

Subject: Applicant Panther i LLC File # H-22-56

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 evening,

I just read the notice of public hearing for Oct. 31 @ 0900 concerning Parel Key 330056 -- rezoning.

Because I work during the day and am not able to find out more at the meeting, I was wondering if you could provide me a link / navigation to find out what the plans are for the property directly behind us (we live on Dry Creek Ranch Rd.).

What specifically are they wanting to build there? Houses, apartments, condos?

What does the rezoning for planned development ... specifically the portion that reads "specific AG uses with a Deviation" mean?

Can I presume that this rezoning would not affect our 5 acre parcel we live on?

If I could find the application for this company - or find where on the Hernando County site this application resides that would be great. Is there public information out there somewhere?

My neighbor and I both work so learning what is going on - after the fact - is not helpful.

I thank you for your time and look forward to hearing from you.

Sincerely,

Brenda (Bass)

12386 Dry Creek Ranch Rd. 34614

From: [Cayce Dagenhart](#)
To: [roron](#)
Cc: [Darryl W. Johnston](#); alang@civil-tech.com
Bcc: [Omar DePablo](#); [Michelle Miller](#)
Date: Friday, October 14, 2022 9:10:00 AM
Attachments: [Screenshot_20221013-181236 Samsung Notes.jpg](#)

Rona,

I am going to refer you to the applicant's representatives (Mr. Darryl Johnston and Mr. Alan Garman) so that you may discuss your concerns with the applicant. They have been copied on this email and the number provided on the application is (352) 796-5124. I have attached the screenshot you sent and I will include this email in our public records as part of the application process.

I hope they can assist you. If you have any other questions I may be able to answer please let me know.

Thank you,

Cayce



Cayce Dagenhart, AICP
Planner | Planning Division
Hernando County Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057
Fax: (352) 754-4420
Email: cdagenhart@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

From: roron <roron@aol.com>
Sent: Thursday, October 13, 2022 6:48 PM
To: Cayce Dagenhart <CDagenhart@co.hernando.fl.us>; roron@aol.com
Subject: RE: Parcel 330056

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.

Cayce,

What is the area i have circled in red?

Lot 2 and lot 3 are behind my house. I really dont want to smell the odor and hear the noise. We already have a dirty pig family on the corner and many complaints have been filed.

I moved here 9 years ago from Brooklyn NY to retire in peace and serenity. I am 73 and not happy at all. We are all seniors along that property line. If lot 2 and 3 can be reconfigured the long way I would buy a piece of land that directly affects me. However, you will be disrupting and destroying the beauty of natural trees and wildlife my surrounding neighbors and I enjoy, some for generations, to put up a parking lot. And the sound from the highway would be much noisier than it already is, thus disturbing the peace.

Theres too much building around here already and not enough water and power. We dont want or need any more houses.

P.S. panther 1 is not a valid company as of 2021.

Rona Mauro

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone

----- Original message -----

From: Cayce Dagenhart <CDagenhart@co.hernando.fl.us>

Date: 10/13/22 1:56 PM (GMT-05:00)

To: roron <roron@aol.com>

Subject: RE: Parcel 330056

Rona,

Panther I has applied to have a single family home subdivision. They would like to create 18 parcels – none less than 2.5 acres. The allowable uses for the subdivision would be :

- Single Family Dwellings
- Carport, detached garage, or other buildings not used as a dwelling incidental to the principal permitted use of the premises.
- Accessory uses customarily incidental to the principle permitted use of the premises.
- Home Occupations
- Poultry and swine for home consumption maintained at least 75' from adjacent properties

The deviation they are requesting is for the length of the roadway. Dead ends are only allowed to be 600' and they would like for their road to be 2,632'. I have attached their proposed master plan for the development.

If you have any other questions let me know.

Sincerely,

Cayce



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Phone: (352) 754-4057 x 28018
Fax: (352) 754-4420
Email: cdagenhart@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

From: roron <roron@aol.com>
Sent: Wednesday, October 12, 2022 11:25 AM
To: Cayce Dagenhart <CDagenhart@co.hernando.fl.us>
Subject: Parcel 330056

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 sent details of the plan for the above parcel.

I am behind the property and need to know the plan for the meetings as my neighbors and I are very concerned about our privacy!

Rona Mauro

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone

From: [Morry Osborn](#)
To: alang@civil-tech.com
Cc: [Cayce Dagenhart](#)
Date: Thursday, October 27, 2022 11:35:24 AM
Attachments: [image001.png](#)

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Alan,

I'm sure we met years ago when I worked for Bruce Snow in the County Attorney's office. Thanks for your reply. From the site plan I think your ingress/egress is most likely in the best location under the circumstances. My driveway is farther west on the opposite side of Centralia Road and at times I pull out and immediately there is a vehicle going at least the speed limit, and probably more, on my back bumper. There is a passing lane for Eastbound traffic so many times they will speed up to go around. Moving your ingress/egress as far east as possible will help; however, as you are aware, you then have the issue of spotting traffic heading west as they come under the Sun Coast Expressway overpass.

I am pleased that this developer is planning 2.5 acre sites as I developed (and named) the Fellowship Lane eight 2.5 acre tracts way back in 1996 just after starting working in the County Attorney's office and it fits well in this area, especially with the aquifer concerns and the number of existing sinkholes. One a side note, for the Fellowship Lane subdivision approval, the County engineer (Charles Mixson?) drove his red Porsche out to the sight one day to inspect the quality of the bridge I had installed over Dry Creek to see if Emergency Vehicles could traverse it. I've seen water over the top of this bridge three times in the past 25 years!

It is fortunate for your project that Dry Creek crosses under Centralia Road at Dry Creek Estates, goes under the Sun Coast Expressway and cuts through the middle of my 10 acre farm and two adjacent farms before once again crossing under Centralia Road and causing havoc "downstream!"

I will do my best to attend the meeting on Monday. My land use/real estate legal work now is national with the firm of Nelson Mullins in the affordable housing arena and we are very busy!

Blessings,

Morry

Morry Osborn, Esq.
13701 Centralia Road
Brooksville, FL 34614

From: alang@civil-tech.com <alang@civil-tech.com>
Sent: Thursday, October 27, 2022 11:11 AM
To: Morry Osborn <morry.osborn@nelsonmullins.com>
Subject: RE: Parcel Key 330056 File Number H-22-56

Mr. Osborn,

First of all, I apologize for the late response. I did go look at this site distance situation you are

concerned about. In fact I went the day of your email. I just got too busy and didn't respond. I am reading through our files this morning for the hearing on Monday, and realized I never responded.

I'm happy you know the area and some of our associates. I too, am an old-timer here in the county. I have lived here all my life. I worked for and received most of my on-the-job training while working for the Deltona Corporation while they built Spring Hill in the 70's. I have done many developments within Hernando, Pasco, Citrus, and Sumter counties. Our top three employees have over 105 years of engineering experience in Hernando County.

We don't have exact survey elevations along Centralia yet, however, as the project progresses, we will have that information and prepare a profile view of Centralia to select the best location for this connection. This will be a function of or request for a "Public R/W Use Permit" or Connection permit. We observed traffic from both directions, while sitting in two separate locations. It doesn't seem to be a problem. Typically, if this creates a problem, we would elevate our connection at the stop bar and back a couple of vehicle lengths, then slope up or down to fit the project grades.

We are aware of what appears to be a relic sink along the west property line. The GIS topography we obtained from Southwest Florida Water Management District (SWFWMD) indicates this depression.

We are planning on creating / developing additional upstream drainage improvements on this project to address any increase in runoff characteristics. Both SWFWMD and the County review our drainage calculations to assure no impact to neighboring properties.

I hope this allies your concerns and if you are attending the meeting, I look forward to meeting you. If you have any other concerns during the process, please feel free to contact me. We are located downtown, across the street from the courthouse. We have been in this building since 1995.

Alan K. Garman, Manager
ProCivil 360, LLC
12 South Main Street
Brooksville, FL 34601
Tel: 352-593-4255
Cell: 352-584-3890



From: Morry Osborn <morry.osborn@nelsonmullins.com>

Sent: Wednesday, October 19, 2022 9:28 AM

To: Cayce Dagenhart <CDagenhart@co.hernando.fl.us>

Cc: Omar DePablo <ODePablo@hernandocounty.us>; alang@civil-tech.com; Darryl W. Johnston <djohnston@johnstonandsasser.com>

Subject: RE: Parcel Key 330056 File Number H-22-56

Cayce,

Thanks so much for your prompt response. I will look for the information this Friday. I used to run into Darryl and David Sasser years ago when I practiced here in Hernando County! My wife, Michelle, worked for David Sasser's father for years. It sounds like a good project and maybe finally we can get internet service to our farm since the provider has refused to come to us! I developed the Fellowship Lane 2.5 acre 8 lot subdivision a mile east of this site around 1996! Keep up the good work.

Morry



MORRY OSBORN OF COUNSEL

morry.osborn@nelsonmullins.com

390 NORTH ORANGE AVENUE | SUITE 1400

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NELSONMULLINS.COM [VCARD](#) [VIEW BIO](#)

From: Cayce Dagenhart <CDagenhart@co.hernando.fl.us>

Sent: Wednesday, October 19, 2022 9:18 AM

To: Morry Osborn <morry.osborn@nelsonmullins.com>

Cc: Omar DePablo <ODePablo@hernandocounty.us>; alang@civil-tech.com; Darryl W. Johnston <djohnston@johnstonandsasser.com>

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representatives for this project. I am including them on this response so they know the concerns you have and they can provide you with details.

Thanks again,

Cayce



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Planner | Planning Division
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Fax: (352) 754-4420
Email: cdagenhart@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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Sent: Tuesday, October 18, 2022 3:35 PM
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3. Location of entrance into the site because of the danger of oncoming traffic from the west over a rise in Centralia that blinds vehicles approaching at high speed.

If the material for this agenda item can be sent electronically when available that is appreciated or if

you can notify me when the information will be available online that will be helpful. I thank you in advance for your assistance.

Regards,
Morry Osborn, Esquire
13701 Centralia Road
Brooksville, FL 34614

Image removed by sender.



MORRY OSBORN **OF COUNSEL**
morry.osborn@nelsonmullins.com
390 NORTH ORANGE AVENUE | SUITE 1400
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From: [Cayce Dagenhart](#)
To: bbass2006@tampabay.rr.com
Cc: [Omar DePablo](#)
Date: Thursday, October 13, 2022 8:21:00 AM
Attachments: [H2256 Final Master Plan 8 17 22.pdf](#)

Good Morning Brenda,

I don't have a direct link for the staff report yet – I should have one soon that I will send to you, but I can tell you what they are asking to do.

Panther I has applies to have a single family home subdivision. They would like to create 18 parcels – none less than 2.5 acres. The allowable uses for the subdivision would be :

- Single Family Dwellings
- Carport, detached garage, or other buildings not used as a dwelling incidental to the principal permitted use of the premises.
- Accessory uses customarily incidental to the principle permitted use of the premises.
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If you have any other questions let me know.

Sincerely,

Cayce



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Phone: (352) 754-4057 x 28018
Fax: (352) 754-4420
Email: cdagenhart@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

From: bbass2006@tampabay.rr.com <bbass2006@tampabay.rr.com>
Sent: Wednesday, October 12, 2022 6:21 PM
To: Omar DePablo <ODePablo@hernandocounty.us>; Cayce Dagenhart <CDagenhart@co.hernando.fl.us>
Subject: Applicant Panther i LLC File # H-22-56

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Good evening,

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Because I work during the day and am not able to find out more at the meeting, I was wondering if you could provide me a link / navigation to find out what the plans are for the property directly behind us (we live on Dry Creek Ranch Rd.).

What specifically are they wanting to build there? Houses, apartments, condos?

What does the rezoning for planned development ... specifically the portion that reads "specific AG uses with a Deviation" mean?

Can I presume that this rezoning would not affect our 5 acre parcel we live on?

If I could find the application for this company - or find where on the Hernando County site this application resides that would be great. Is there public information out there somewhere?

My neighbor and I both work so learning what is going on - after the fact - is not helpful.

I thank you for your time and look forward to hearing from you.

Sincerely,
Brenda (Bass)
12386 Dry Creek Ranch Rd. 34614

From: [Cayce Dagenhart](#)
To: [Alan Congdon](#); [Michelle Miller](#)
Subject: FW: Proposed Planning Case H-22-56 Comments
Date: Monday, October 31, 2022 9:02:49 AM
Attachments: [Panther LLC residential Centralia 102922.odt](#)

Here Is a letter against the development just got it.

Cayce

From: qclaussen@tampabay.rr.com <qclaussen@tampabay.rr.com>
Sent: Saturday, October 29, 2022 4:15 PM
To: Cayce Dagenhart <CDagenhart@co.hernando.fl.us>; 'qclaussen@tampabay.rr.com' <qclaussen@tampabay.rr.com>
Subject: RE: Proposed Planning Case H-22-56 Comments

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.

You will see the letter we have prepared for you to present not only to the Planning and Zoning Commission as well as Board of County Commission meeting on November 8th 2022.

-----From: "Cayce Dagenhart"

To: "qclaussen@tampabay.rr.com"
Cc:
Sent: Thursday October 27 2022 9:00:54AM
Subject: Proposed Planning Case H-22-56 Comments

Good Morning – This is the email to submit your comments about the proposed development on Centralia.

I look forward to receiving your comments.

Cayce Dagenhart



Cayce Dagenhart, AICP

Planner II | Planning Division

Hernando County Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28018

Fax: (352) 754-4420

Email: cdagenhart@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

October 28th, 2022

To the Hernando County Planning and Zoning Board and
Hernando County Board of County Commission
Re: H-22-56

We Quinn and Nancy Claussen, have lived in Gulf Highlands for going on 30 years here on Dry Creek Ranch Road. Though this proposed development does not butt up to our property lines we do have what we consider valid concerns for this area. See Below!

- Water table in area; though we have had rain and the tables may not be affected now, when we have a drought which we have had, this influx of draw in addition to the rest of the rapid residential building in area north of Hexam to Thrasher and Suncoast to 19 could have a dramatic affect on everyone
- The zoned schools in this area on Ken Austin and 19 are at capacity
- Roads do not support all the influx now, not to mention adding this proposed project by Panther LLC..
- Is Panther going to work with DOT and add on and off ramp to the Suncoast Parkway

We have lived on Dry Creek Ranch Rd for almost 30 years and the county rarely maintains the road without having to call and request maintenance as recently as 3 time in the past four to six months, supposedly in the next week it should be done. The garbage dept and school buses fly down the road and brake causing ruts regularly.

Spring Ridge on Sunshine Grove Rd has a lot of traffic in and out and a slow rate to fill those homes. There are an abundance of properties in the Gulf and Royal Highlands area that are being bought and built on and it is a gradual but steady impact on the area, whereas this proposal/project will be sudden.

North of Ken Austin Sunshine Grove becomes a two lane road again and it is strained now going north, so my contention is if Panther LLC is simply in it to create a profit having a homeowners association in this area themselves then it seems a bit pre-mature in the large scale for the area people are buying and building themselves without having to be governed and managed by a HOA .

Quinn and Nancy Claussen