GALLANT OAKS FARM

26160 Lambeth Road
Brooksville, FL 34601
USA

June 6, 2025

Hernando County Planning Department
1653 Blaise Drive
Brooksville, FL 34601

Re: Rezoning Petition Submitted by Sunny Pines of Hernando LLC (H2507)

Dear P & Z Committee,

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

I believe the below facts and substantiation alone, is plenty to DENY this *second* petition.

In order to reapply, there is to be Material, SUBSTANTIAL changes to the prior proposed Master Plan. It is clear, this HAS NOT OCCURRED.

Please let me refresh your memories or share with you what happened last year. **The BOCC denied this application, citing the following CONCLUSION OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125 and 163, Florida Statutes. Accordingly, after public hearing and testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:
1. The proposed request is inconsistent with the County's adopted Comprehensive Plan and is incompatible with the surrounding land uses.
After notice and public hearing, based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby DENIES Revision to a Master Plan on Property Zoned C/PDP /(Combined Planned Development Project) which includes (Recreational), (Resort Residential), and (Single Family) with a specific R-1-MH use for Park Models; and with deviations as set forth in the BOCC Action, which is incorporated herein by reference and made a part hereof. Any requests, uses, variances or exceptions that were requested in connection with this rezoning application but not specifically approved herein are hereby deemed DENIED.

NOTHING IN THIS SECOND PETITION CHANGES THE INCONSISTENCIES, NOR INCOMPATIBILITY WHATSOEVER!!!

The P & Z owns' agenda states:

LEGAL NOTE

The Planning and Zoning Commission has jurisdiction to make a recommendation on the subject application. The Applicable Criteria for Planned Development Projects are contained in Appendix A, (Zoning Code) Article VIII. The Planned Development Project master plan must be consistent with the Comprehensive Plan.

IT HAS ALREADY BEEN PROVEN AND VOTED ON THAT IT IS INCONSISTENT WITH THE COMPREHENSIVE PLAN!!! There is nothing in this 'revised' proposed Master Plan that changes ANY OF THIS!!

The below is what they have 'revised' in the current, proposed Master Plan, which if anything is more detrimental with the increase in Park Models. The rest is meaningless and NOT OF ANY MATERIAL, SUBSTANTIAL value that changes the INCONSISTENCIES, NOR INCOMPATIBILITY of this proposed development. It is nothing more than what they verbally stated previously to try to pacify us residents:

- Access to Mondon Hill Road will be emergency only
- The primary site access will be from SR 50
- The recreation area is moving to a more central location within the site
- The community will be gated and age restricted
- All internal lighting fixtures will comply with Dark Star Standards
- The minimum lease period for non-RV spaces will be a minimum of 6 months, and wilt be controlled by the Covenants and Restrictions.
- Allow an increase in the present number of Park Models allowed (50) in accordance with the following conversion matrix up to a maximum number of 275 Park Models:
    - Two (2) Resort Residential Lots = 3 Park Models
    - Two (2) RV Spaces = 1 Park Model

Let's break these revisions down:

1) Access to Mondon Hill Road will be emergency only and The Primary Site access will be from SR 50:
    a. This is already being challenged by the County Engineer:
        i. The County Engineer has reviewed the petitioner's request and has the following comments:
            - This project lies within the Bystre Lake watershed, in basins A1240, -790, and -880. The BFE is 74.4 in NAVD 88. The parcel elevation ranges from to 95 to 60. Most of the site lies within the floodplain. *No kidding!*
            - A modification is requested to the access on Mondon Hill Road to be emergency only; the developer should consider that this access provides access to an existing Traffic Signal.
                - **ARE YOU NUTS??!! There is NO SAFE PLACE ON MONDON HILL to access this property and EVERYONE KNOWS IT!**
            - The Driveway on Cortez Blvd./SR 50 has severe Sight Distance issues. This access should line up with the existing directional median. This access requires FDOT/Florida Dept. of Transportation access management permit.
                - **You think this access has an issue, try finding a spot NOT IN A BLIND CURVE ON MONDON HILL ROAD!!**

- Dept. of Public Works Engineering has concerns of only 1 access point being provided with the number of units.
    - **That's because THERE ARE TOO MANY UNITS PROPOSED!**

b. Additionally, the Land Review reflects:
    i. The BOCC adopted a policy requiring two (2) means of access for subdivisions. The policy serves to provide more than one-way in and one-way out for residents of a subdivision, alternate routes for emergency services, interconnection between subdivisions, a shortened drive time for residents to the entrance/exits, and access points for travel direction outside of the development. A minimum of two (2) access points must be provided to serve any new subdivision or development pod with more than 50 units. If approved, individual single family and multifamily pods that exceed 50 units must meet the two (2) means of access per pod.
        - **THERE IS NO SAFE PLACE ON MONDON HILL FOR AN ENGRESS/INGRESS TO THIS PROPERTY!! This screams Law Suit!!**

2) The recreation area is moving to a more central location within the site:
    a. Good Luck with the flooding of this area!! Of no substantial change.
3) The community will be gated and age restricted:
    a. Structurally, engineering this to be gated will be challenging, as to do so, will need to use even more dry land AND keep traffic from backing up on Hwy 50, especially when checking in RVs.
    b. Age Restricted/55+ Community
        i. **This is a fallacy!** Just because claiming as a community 55+, they only have to require a certain percentage of the population is 55+, the rest can be anyone of any age. And, WHO IS GOING TO MONIOR THIS REQUIREMENT?? All you have to do is review Brookridge and Clover Leaf to see this is all BS. There are just as many drug dealers/addicts and sex offenders in these developments as there are anywhere!
4) All internal lighting fixtures will comply with Dark Star Standards:
    a. Big deal....with all the noise, pollution, crime and UNSAFE environment that would come from this proposed development, the lighting is just a blip in this ridiculous proposal.
5) The minimum lease period for non-RV spaces will be a minimum of 6 months, and wilt be controlled by the Covenants and Restrictions.
    a. There are NO Covenants and Restrictions, as they only added this term because I called them out repeatedly for having absolutely NO GOVERNANCE OR CONTROLS in place to manage this development. **WHO IS GOING TO ENFORCE ANY OF THIS???**
6) Allow an increase in the present number of Park Models allowed (50) in accordance with the following conversion matrix up to a maximum number of 275 Park Models:
    a. Two (2) Resort Residential Lots = 3 Park Models
    b. Two (2) RV Spaces = 1 Park Model
        i. **Have you looked at the setbacks and deviations for this proposal? Do you realize how packed in like sardines these RVs and Park Models are going to be? The moment these people take 3 steps out of their RV or home, they will be standing on someone else's lot!!!!**

There are additional statements made throughout the revised Master Plan that are just not true:

1) "The subject site is primarily forested." – NOT ANYMORE! They have already removed so many trees that this had a DIRECT impact to the flooding that occurred during the hurricane last year. **Just imagine what will happen when the 'creative engineering' occurs!**
2) "Since the project will be a retirement only community, there will be no impact the public school system." – How do you figure? There WILL BE SCHOOL AGED CHILDREN in this community guaranteed! This is also a fallacy!
3) "With **large** low areas in the southeast and western sections, the applicant intends to use those areas for much of the stormwater management." – **There is NOT an HONEST Engineer out there that will testify that disruption to this land will not cause further catastrophic flooding to the surrounding properties, BECAUSE IT CANNOT PHYSICALLY BE DONE WITHOUT IMPACTING THOSE SURROUNDING PROPERTIES WITH THE VOLUME OF UNITS PROPOSED!!!**

I have also included what was submitted to the BOCC in November of last year. **There is not one single revision in this revised Master Plan that changes ANY IMPACT from last year's DENIAL, NOR SPEAKS TO MATERIALLY SUBSTANTIALLY DIFFERENT!**

I am urging the P & Z Committee to look beyond the statues and laws that they continue to reference and understand that mistakes are made in every facet of life and the rezoning granted of this property in 2012 was a **huge approval decision mistake**.

While we all understand that property owners have the right to develop their property, IT IS THE MANNER IN WHICH THEY DO SO that matters. THIS PROPOSED DEVELOPMENT IS INCOMPATIBLE WITH THE SURROUDING AREA and WILL RUIN THIS AREA IN EVERY ASPECT OF LIVING!

Continuing With Grave Concern and Opposition,

V. Valerie Vessey

cc: Hernando County Residents

Enclosures: Proposed Property Photos
Neighboring Property Photos

PRIOR RESPONSE TO THE BOCC, resulting in A DENIAL:

November 24, 2024

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) Removal of the Trees
3) 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.
4) 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.
5) 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.....*
6) 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.

7) 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.
8) 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.
9) Where there are areas (wet or not) providing habitat for protected species, it cannot be utilized, and we know they are there.
10) 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?**

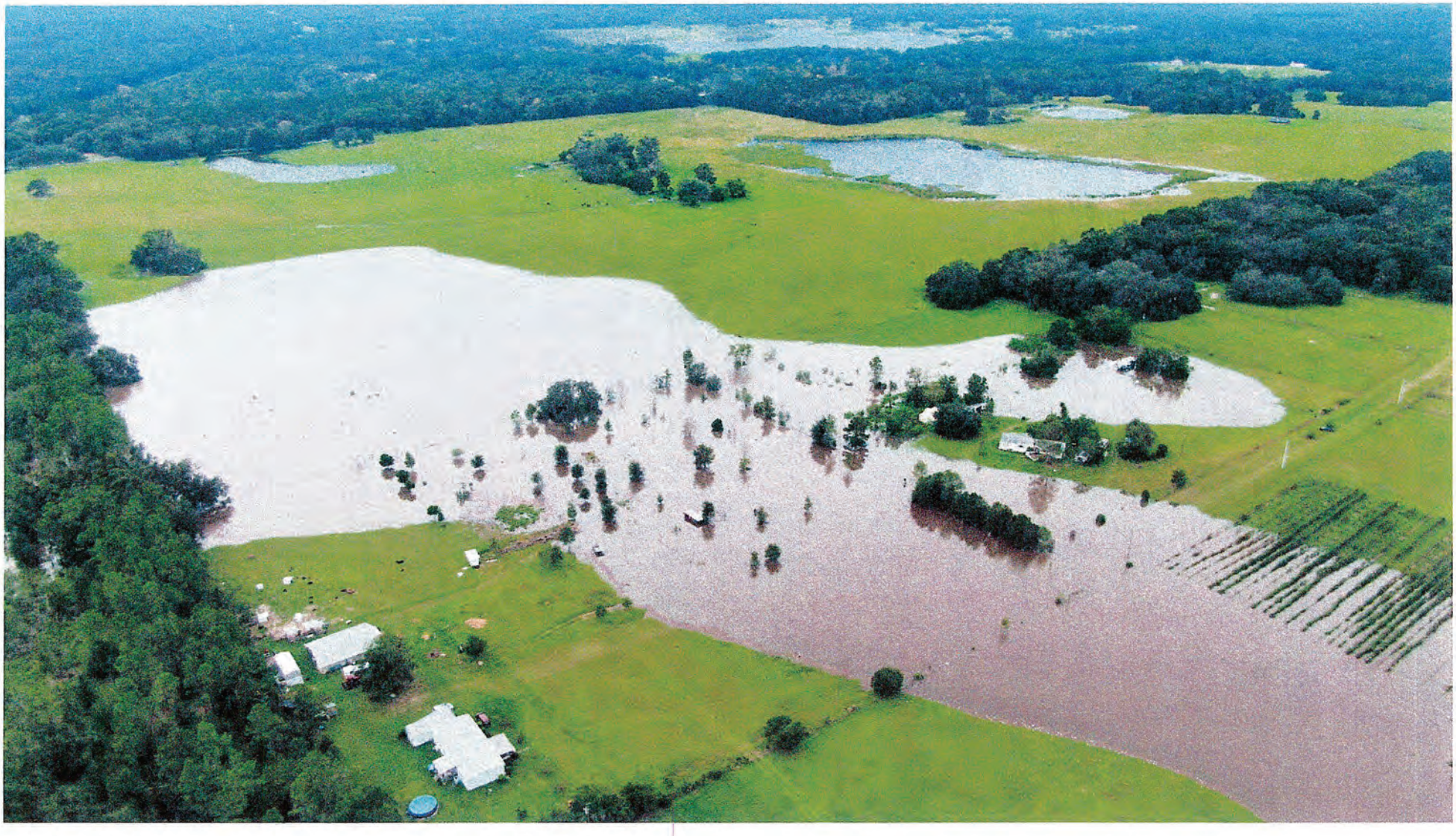
This and much more tragedy will occur should this proposed development be approved. Please do the right thing and vote No to this proposed development!

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



Wayne Wetzel
27554 U S Hwy 19 North
Clearwater, FL 33761

May 30, 2025

Hernando County Florida
Development Services Department
1653 Blaise Drive
Brooksville, FL 34601

Re: Notice of Public Hearing, Hernando County Florida –
File #H-24-81
Applicant: Lance Lowery

I own property ajoining this development on the corner of Mondon Hill and SR 50 and also on the East side of Mondon Hill & SR 50. I also own 9A on the South side of SR 50 across from this property.

I am 100% in favor of this project and think it is needed to meet the needs of RV users and the need for more affordable housing units. This would also help local business and County Tax Revenues and our overall economy.

Sincerely,

Wayne Wetzel

Wayne Wetzel

Wayne Wetzel
27554 U S Hwy 19 North
Clearwater, FL 33761

May 30, 2025

Hernando County Florida
Development Services Department
1653 Blaise Drive
Brooksville, FL 34601

Re: Notice of Public Hearing, Hernando County Florida –
File #H-25-07
Applicant: Sunny Pines of Hernando LLC

I own property ajoining this development on the corner of Mondon Hill and SR 50 and also on the East side of Mondon Hill & SR 50. I also own 9A on the South side of SR 50 across from this property.

I am 100% in favor of this project and think it is needed to meet the needs of RV users and the need for more affordable housing units. This would also help local business and County Tax Revenues and our overall economy.

Sincerely,

Wayne Wetzel

Wayne Wetzel

Hasot Submitted @ P&Z

Z3t @ Patuxent Loop

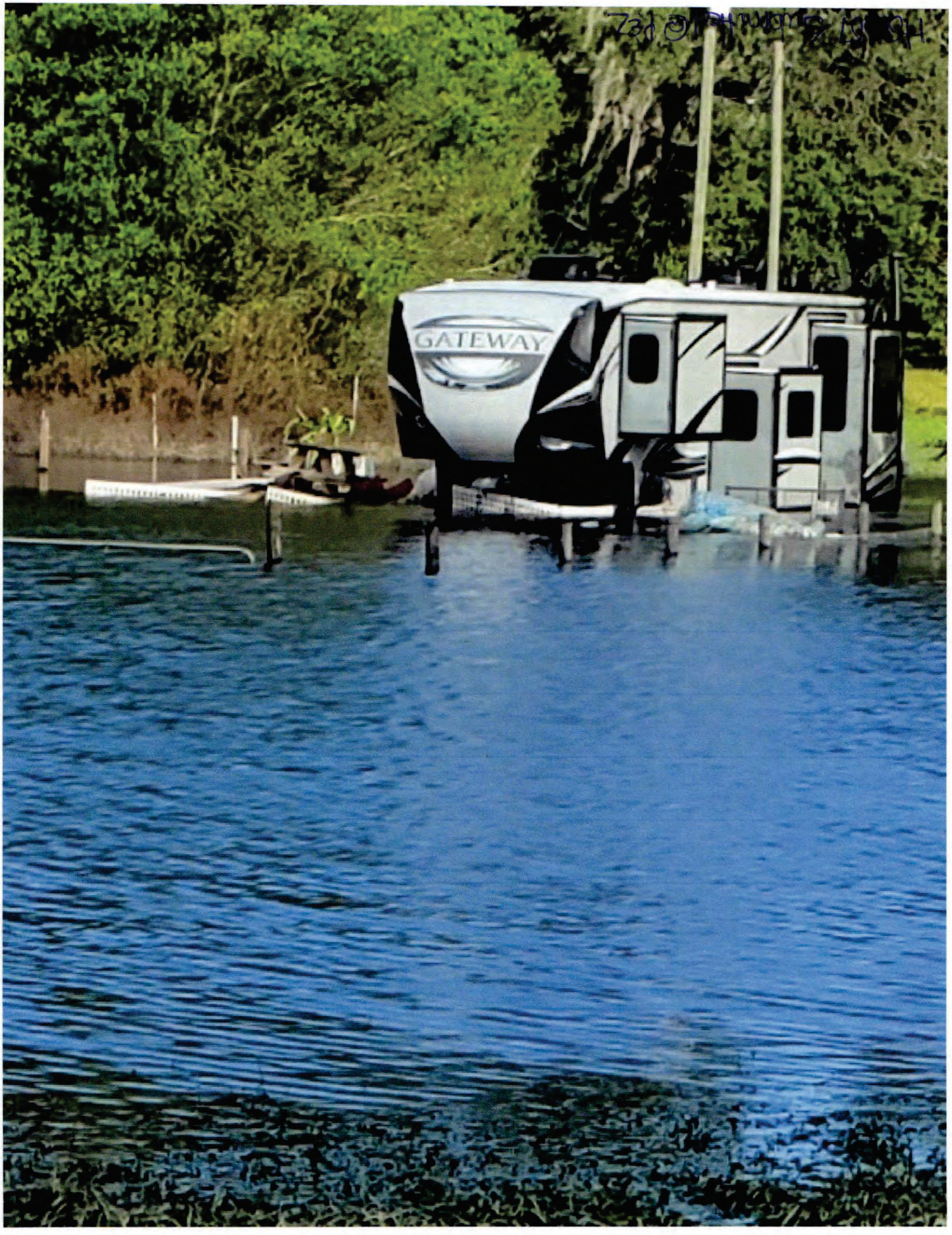
#2007 submitted @ PEZ

H0607 Submitted @ P&Z

Hood Submitted @ 12

4000 Submitted @ 4:27

Hoot Submitted @ 12


GATEWAY

H0507 Submitted @ PEZ 2/17/2021

H2507
Submitted@PEZ

H2007 Submitted @ P&Z

Hoop Submitted @ pt 2

Hoot Submitted @ P&Z

Hoosier Submitted @ 2:42

HCCD7 Submitted
@ pg 2

Project Description

The project was previously approved by the Board of County Commissioners (Resolution 2012-8) on January 10, 2012, as a Combined Planned Development (CPDP) to include General Commercial with a specific use for mini-warehouse, Recreational, Resort Residential, and Single Family with a specific R-1-MH use for Park Models; and a reduction in setbacks (H 11-29). The current request to re-approve the expired master plan is for the residential area only and does not include the previously approved and expired commercial areas.

The residential area of the proposed master plan includes the following previously approved uses:

RV Spaces: 300 ~~0~~
Park Models: 50 + 225 = 275
Primitive Camping: 149 sites
Resort Residential: 49 Units ~~0~~ single family, Townhome & Villas

The proposed modifications to the previously approved master plan are as follows:

- Access to Mondon Hill Road will be emergency only
- The primary site access will be from SR 50
- The recreation area is moving to a more central location within the site
- The community will be gated and age restricted
- All internal lighting fixtures will comply with Dark Star Standards
- The minimum lease period for non-RV spaces will be a minimum of 6 months, and will be controlled by the Covenants and Restrictions.
- Allow an increase in the present number of Park Models allowed (50) in accordance with the following conversion matrix up to a maximum number of 275 Park Models:
    - Two (2) Resort Residential Lots = 3 Park Models
    - Two (2) RV Spaces = 1 Park Model

The project is located in the Residential Future Land Use Designation and the approved master plan is consistent with this designation.

Where development is proposed, the site consists primarily of well-drained Candler sand soils, The applicant will be able to situate the development area between two natural features (floodplain-west; wetland-east), providing both a visual buffer and space for passive recreation. The onsite wetlands will be protected and a 25' wide upland buffer provided, consistent with SWFWMD regulations. To the north, the applicant proposes a large (50') natural buffer, providing visual opacity from the adjacent rural residential. Landscape buffers will be provided where development is located along SR 50 and Mondon

H2507 Submitted @PEZ

Hoosh submitted @PeZ