

I am speaking to ask you to decline the request based on non-compatibility with the Comp Plan.

The request before you is a Comp Plan Amendment significantly altering the Hernando County Comprehensive Plan. In order to make the most informed decision possible, one must look at several sections of the Comp Plan to have the whole perspective.

Staff has indicated that the PDP-Rec/Resort Residential is permissible in the Comp Plan which is technically correct, but fails to reference that there is still a **burden of proof on the Applicant to show the request is compatible to the area and has benefit to the neighborhood.**

- 1) The **Comprehensive Plan (Objective 1.04C)** clearly states that this designation “**limits residential density and infrastructure outside of recognized urbanizing areas.**” The subject property lies within the **Rural Future Land Use Category**, intended to preserve agricultural character, limit residential density, and prevent urban sprawl.

Despite claims of “resort residential” use, the projects amenities will be 30,000-50,000 square feet in size and introduce a **commercial recreational urban-scale intensity** into the rural agricultural area, all of which is inconsistent with the stated goal of preserving the rural countryside. The introduction of 68 short term rentals into the Agricultural area, available for daily, weekly or long term rentals is akin to a 68 unit hotel in the middle of the pristine agricultural area of Hernando County. How is thi compatible?

As proposed, the **density is more than double the current zoning** would allow and If you exclude the southern parcel south of LLR, almost triple the density. How is this compatible?

- 2) **Strategy Land Use Compatibility 1.10B(2)**

Zoning changes should be compatible with surrounding development and minimize impact to natural resources. How can a project with Commercial recreational urban intensity be compatible with 10 acrea agricultural homesteads or compatible with the Conservation areas such as the state forest immediately adjacent?

- 3) **Comp Plan Strategy 1.11B(2)** Approvals shall not be issued for land development requiring potable water and/or wastewater services that is located outside those areas planned for such services within the 10-year planning period in accordance with their respective master plans, unless the facilities can be reasonably provided through a utilities services agreement.

- 4) Land Development Code **Appendix A Zoning, Article II General Regulations, Uses #82)**

Per the Hernando County Land Development code, recreation in a rural zoning, involves **resource oriented recreational activities such as fishing, hunting, horseback riding, hiking, canoeing, camping. Golf is not an approved recreational activity in a rural zoning area.**

I urge you to decline this request for rezoning based on the project not being compatible with the area and non-compliance with the stated sections of the Comp Plan and Land Development Code.

Deviations

I want to bring your attention to the requested deviations which are not referenced in the Applicant's presentation but are covered in the Staff Report.

- 1) **The Master Plan Extension 2** to 5 years is unreasonable and unnecessary. We all saw how quickly Cabot Citrus Farms managed their Master Plan, golf course design and initiating building three courses and a clubhouse. The development group behind this project, the 908 Group, has not built a resort style golf course in the past and there is no guarantee they can deliver on promises. See page 9 of their application towards the bottom of the page, **"Due to the nature of the project, a long lead time will be required for the planning of the golf course and assembling of the club membership"**. This request has clearly been debunked by Cabot when the developer has the skill set, has the financing and know what they are doing.

Note The Applicant has had 1 year already from the original application date to do preliminary design and engineering and this deviation should be declined.

- 2) Applicant's are asking to deviate from current Land Development Code and Comp Plan by utilizing well water and septic systems. **Comp Plan Strategy 1.11B)(2) Approvals shall not be issued for land development requiring potable water and/or wastewater services that is located outside those areas planned** for such services within the 10-year planning period in accordance with their respective master plans, unless the facilities can be reasonably provided through a utilities services agreement.

This deviation is significant as it is in the Comp Plan to protect the rural nature and agricultural areas from urban sprawl and development.

- 3) The applicant is requesting 8 buildings with 8 units each plus 4 units in the clubhouse facility, however the Applicant does not specify the size of the units other than they have formally requested the County waive the square footage minimum requirement.

Hernando County Land Development Code Minimum living area in Resort Residential District:

The minimum living area for all multi-family dwellings shall be six hundred (600) square feet. The Applicant has requested a deviation from the minimum dwelling unit area of 600 square feet in order to provide design flexibility based on the proposed unit types. **The Applicant has not provided any detail on the specific unit size. This request is unacceptable.**

Commissioners, please deny this project request due to it not being compatible and excessive deviations.

I am Cheryl Kelly – Spring Hill I have been sworn

I will speak on how the so called Benefits in the slide presentation are not true benefits that should override compatibility as the primary issue in this decision.

Lets look closely at the so called benefits

- 1) **Fire Station land donation** – while potentially a community benefit if it were needed, this does **not** override land-use compatibility or environmental standards. The need for the land is up for discussion as the County has a fire station 1 mile away and has recently made significant improvements and funding is a challenge for any new station.
- 2) **Increased Tax Base** – while economically positive, it is **NOT** a stand alone benefit for land use justification. The Comprehensive Plan expects all rezonings to generate taxes, but tax base alone is **not a valid basis for approval**. Land use must still be compatible with the surrounding rural/agricultural area.
- 3) **Preservation of Property without Residential Subdivision** - While “no subdivision” sounds like preservation, a PDP-Rec and PDP-Resort **creates commercial intensity and lodging density** that exceed agricultural uses. AG land already preserves land.
- 4) **Option to Purchase Property South of Lake Lindsey for Conservation** - An “option to purchase” is not a binding conservation easement. The Comprehensive Plan requires *recorded* conservation instruments for any land claimed as mitigation or benefit.
- 5) **Job Creation (est 40 FTE, 15 seasonal)** – first and foremost, the county must still find that the use and intensity are **compatible** with adjacent rural and conservation lands. Economic gain is not an independent basis for rezoning under the Comp Plan. No doubt a majority of the positions will be lower or minimum wage positions.
- 6) **Chinsegut Hill Donation for Cottage Renovation** – this is totally irrelevant to the land use request. Off-site donations or unrelated charitable acts do not satisfy LDC criteria for PDP approval.
- 7) **Youth Caddie Program** – while a positive social benefit, not a factor in zoning and does not mitigate any concerns of compatibility, density or infrastructure concerns.
- 8) **Public Safety Support (Off-Duty)** – Off Duty work is common and secondary work does not override compatibility concerns. It is a peripheral benefit.
- 9) **Support for Local Food Businesses** – Aspirational at best, no enforcement mechanism, No statutory benefits.
- 10) **Hill Top Classic Charity Golf Tournament** – not relevant to land use discussion. Yes it is Goodwill, but it can be held at any other golf course in the county.

I am Yvonne Benjamin Brooksville – I have been sworn.

Water & Conservation of Resources

I will talk about the water usage of the proposed project as compared to the usage of 30 units if the land is not developed as requested. The whole point being leaving the land AG is best for the environment and conservation of resources.

The average golf course in west cenral Florida conservatively use 100,000 – 150,000 gallons of water daily. During the Public Information Workshop, the Applicant indicated that they would only use significantly less at 68,488 gallons of water daily (see question 5 of PIW Summary). This seems low but for comparison purposes, I will accept it. Additionally, each of the 68 units will use water potentially at the daily rate of 100 gallons daily or 6800 gallons per day. Together these total 75,288 gallons per day.

Certainly, the water usage on the golf course will vary seasonally depending on rainfall and could easily exceed 68,488.

Lets compare the usage to potentially 30 units if the land were currently developed to 1 unit per 10 acres which is AG zoning. 30 units x 100 gallons daily is 3,000 gallons daily. The golf course will use 25 times more water than 1 unit per acre. Even if the AG land was subdivided down into 5 acre parcels, the golf course would still use 12.5 times as much water as AG units.

The Hernando Land Development Code, Appendix A Zoning, Article 2 General Regulation, Section 6 Water & Sewer states the following:

In all planned development projects..... where a centralized water supply and distribution system and/or a central sewage collection and treatment system, either in whole or in part, are to be constructed as a part of the planned development project.... such water and/or sewer systems shall, as a condition of the approval of the above described projects, be dedicated to Hernando County upon demand by the county. **QUESTION: does this mean Hernando County will be responsible for the wells and septic systems of this development?**

Please deny the proposed project based on compatibility and environmental reasons.

Thank you.