

From: Dick Rowland <frmrfairmgr@gmail.com>
Sent: Monday, June 19, 2023 8:57 AM
To: Zoning Department <zoningdepartment@hernandocounty.us>
Subject: Proposal for Glen Lakes Commons LLC Phase Rucker Parcel Concept

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Parcel Key No. 340214,1353635

Section/Township/Range 24/22/18

Since I am unable to be at the July and August meetings of the P&Z board I would like to bring in question the following:

The proposed set back on rear and side yards at 10 feet when the property does abut GlenLakes Development in at least one corner and is a continuation of the Glen Lakes Common Phase 1 property which has a larger setback requirement.

A proposed building height limitation of 45 feet which was a special consideration in the P hase 1 property but seems to be assumed in this piece.

Please forward my concerns to the Board for review at the appropriate meeting.

Richard Rowland
9295 Ashley Drive
Weeki Wachee, FL 34613

Sent from [Mail](#) for Windows

From: stonetampa@reagan.com <stonetampa@reagan.com>
Sent: Thursday, June 15, 2023 10:51 AM
To: Zoning Department <zoningdepartment@hernandocounty.us>
Cc: Linda Lee <lmorgiewicz@aol.com>
Subject: RUCKERS Property Rezoning

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.

I am writing to complain about the rezoning of the two parcels just outside of Glen Lakes in the name of Glen Lakes Common, LLC. Apparently your board turned a deaf ear towards my neighbors on Mississippi Run during your meeting on Phase 1. When I saw the most recent mailing, I thought Phase 1 had simply been moved further south on the property and began at the outward point of my back yard.

While at the meeting on June 13 we were advised of the zoning plans up for discussion which include a liquor distribution business (unclear if it could be a liquor store or a bar), an automotive business (again unclear if we are talking about a parts store or repair shop) or some other business under a C1 designation. I was shocked to hear what was planned for Phase 1 which includes a hotel which does not even front on Commercial Way / US 19, but is at the back of the property. The traffic back up at the Glen Lakes gate is going to be a huge mess, especially if you do not make a cross over at the entrance to Phase 2 for people wanting to make a left turn to go north.

There is so much more I wish to vent about, not the least of which is the declining safety issue of the homes backing up to these projects. We live in a gated community and have spent more money for our homes than in a normal community. We also pay large quarterly HOA fees, part of which is for the security gate. Now a burglar will merely need to drive into the business area, park in back and hop the low concrete wall to get into our yards. These are mostly elderly people over 60 and into their 80's. This does not even address the lighting and noise we will now have to put up with. It is appalling the lack of consideration given to these constituents of Hernando County. I have only been in my home for a year, having moved up from Pasco County to get away from such rezonings. To say I am furious is an understatement.

I want to be advised of the meeting date for public comment on this rezoning. I will be sharing it with my neighbors who I suspect will join me in attendance.

I look forward to your prompt response.

Harald Stone
9418 Mississippi Run
Glen Lakes Country Club