

May 11, 2026 Planning and Zoning Public Hearing Concerns regarding File Number H-26-15 Master Plan Revision

To the Hernando County Planning and Zoning Commissioners:

My husband and I live in the neighborhood that borders the proposed developments on Parcels 346165 and 346227 which are under consideration for revision of the 2023 rezoning from Agricultural to Residential. Ours is a diverse neighborhood in every aspect, but very a unified community when it comes to neighborhood safety, preserving the character of our neighborhood, and looking out for one another – the type of neighborhood community that I would think Hernando County wants to encourage. Because of the late posting of the sign next to the lot and the delayed posting of documents on the Planning and Zoning calendar, our neighborhood has not had the opportunity to meet in person, but we have been in contact electronically.

Areas of concern RE the development, many of which were presented to the Hernando County Planning and Zoning Department and the Hernando County Commission in 2023 when these parcels were rezoned from Agricultural to Residential, still remain:

1. **Access:** SOLE access to the development on Jernigan Street takes traffic through and will increase traffic through the south end of our neighborhood, as well as create potential health and safety issues for both our neighborhood and future residents of the new development. As an example, Winter Street has in the past experienced a serious accident that prevented entrance into or exit out of our neighborhood for several hours. This could have proven tragic had there been a need for an ambulance or fire truck within our neighborhood during that incident.

Question/Recommendation made in 2023 and again with this application: Why is Summer Street not being considered for access to the new development since its end abuts the south end of the proposed development? Additionally, Langworthy Drive, which was referenced in both the original application package and the Staff Report, as well as in the current Staff Report, ends due north of the proposed development could be connected to create the type of “grid network” that is common in most municipal codes, as well as provide access both north and south for the proposed development. While it may not be the developer’s responsibility to complete the connection of Summer and

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Langworthy, the County could cost share this grid completion with the developer, as it will benefit the both parties, and contribute to neighborhood safety.

Furthermore, if the County Commission would reconsider the half cent referendum for roads that it just voted down, funds generated might not only be used to repair and upgrade existing roadways to meet the needs of our growing community, but also provide access to and from the proposed Magnolia Ridge Estates development. We would certainly vote for such a referendum, as we did with the last one.

2. **Traffic Congestion:** Traffic congestion at Winter Street and State Road 50 was already quite heavy and there had been increasing numbers of accidents in 2023. The traffic and numbers of accidents have only increased more since then, especially with the number of new commercial establishments along State Road 50.

Question/Request: We strongly recommend a formal traffic study, and would like to know what plans the County is considering to deal with the increased traffic. Our neighborhood would prefer that a study be performed and remedies for additional traffic and congestion be addressed PRIOR to the start of construction.

3. **Density:** The application for rezoning suggests and the Public Notice states that the proposed development will be 42 single family homes on approximately 0.4-acre lots.

Request: Since it is not uncommon for applications for development to change after they are submitted, and in an effort to maintain the character of our neighborhood we would like assurances that the 0.4-acre lots with single family homes will not increase in density or change from single family homes.

4. **Buffer:** As in the initial rezoning, this application for revision and the Staff Report both indicate buffers along the Suncoast Parkway, and the along the north and south of the parcels, but no buffer along the east where our neighborhood is located. Additionally, the application indicates that the only separation along the eastern boundary is a County 15-foot right-of-way, that the developer may pursue vacation of, leaving no separation between our neighborhood and the development.

Question/Request: We see from the application that Mr. Alan Garman appears to be involved with this application, as he was with the original owner. Numerous representatives from our neighborhood met with Mr. Garman in 2023 and assurances were made that the right of way and its existing trees and shrubs would remain intact, and that none of the lots would be clearcut to build homes. Mr. Garman stated that lots with mature trees are more attractive to homebuyers and add value to the property.

The new owner is a homebuilder (Palmwood Construction, aka Palmwood Holdings, LLC) whose current construction methods appear to include clearcutting lots prior to construction. We would like to know if the assurances Mr. Garmin provided in 2023 will still apply. We would like to know the new owner's thoughts these issues.

5. **Septic and Water Quality**

Our neighborhood has no access to County sewer at this time, nor will the proposed development.

Question/Request: Since over half of our neighborhood still has no access to County potable water and get their drinking water from individual wells, we would like to know how the County will protect those homeowners from contamination of their wells/drinking water supply with the addition of an additional 42 septic systems. The karst topography of the Floridan Aquifer and the well-draining sandy soils above the aquifer (that are referenced in the application) make our potable water supply very fragile and susceptible to contamination. We would prefer that the Southwest Florida Water Management District be involved in a review of these septic systems and their impact to the aquifer.

6. **Schools**

In 2023, per the Hernando County School District, there were currently no high schools in Hernando County that weren't already over capacity, and the elementary and middle schools for this area were at or near capacity

Request: We request that the builder comply with the Hernando County School District's Concurrency/Capacity requirements to ensure that this development will not exceed what our already taxed school system can accommodate.

Thank you for your attention to our concerns,

Barbara and James Gugliotti