

## Robin Reinhart

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**From:** Bryan Burgess <brysburg@gmail.com>  
**Sent:** Wednesday, June 5, 2024 3:39 PM  
**To:** Planning Resource Object  
**Subject:** CPAM File 24-01/Zoning Request File H-24-05 ("Request")

**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.

Dear Hernando County Planning and Zoning Commission:

We own property in Hernando County, Florida with an address of 25795 Tilly Hawk Lane. We respectfully submit the following questions and concerns to the Commission and staff for consideration in connection with the above referenced Request for rezoning and comprehensive plan amendment.

We strongly agree with the Applicant that the subject "unique 85 acre tract" is a "special property" that should be "honored" through preservation of open space and wooded areas. However, a very important feature of the Applicant's property that is not clearly addressed by its Request is the potential impact of the planned development on St. Claire Lake (the "Lake").

The Lake is small, pristine, quiet, spring-fed, and entirely "private" in the sense that it is accessible only by property owners with direct lake frontage that enables such access. There are no public or community docks, ramps or other points of access to the lake. This limited access contributes to the Lake's preservation and protection against overuse, aquatic weed infestation, etc.

The Applicant's proposed design plan creates a total of **twenty** single family residences, **five** of which have direct frontage on the Lake and **fifteen** of which do not have any frontage on the Lake. The proposed design plan also includes the preservation of over 21 acres through a "conservation easement", **part of which includes frontage on the Lake**. The Applicant's Request states that "canoeing" is an anticipated activity in the conservation area.

It is respectfully requested that the Commission and staff review the following questions and concerns with the Applicant:

1. Will the planned "conservation easement" area fronting the Lake include any community parking, dock, ramp or other lakefront structure for accessing St. Claire Lake by kayak, canoe or other watercraft? (If so, this is potentially harmful to the Lake).
2. Will the planned fifteen residences that do not have direct frontage on St. Claire Lake be permitted to access and use the Lake through the "conservation easement"? (If so, this is potentially harmful to the Lake).
3. Will the community be gated against public access to the "conservation easement"? (If not, this is potentially harmful to the Lake).
4. In view of the Countryside Community requirement for easement covenants "appropriate to the sensitivity, character and function" of the land, what specific covenants/requirements will be adopted to address the protection and preservation of St. Claire Lake and potential adverse impacts on the Lake from the proposed dense residential use of the property?

We regret that we are not able to attend the Commission's hearing scheduled for June 10, 2024, and sincerely appreciate consideration of this letter.

Sincerely,

Bryan S. Burgess  
Karin Burgess

25795 Tilly Hawk Lane  
Brooksville, FL

(813) 340-0004

## Robin Reinhart

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**From:** Sara <sdavis4552@gmail.com>  
**Sent:** Thursday, June 6, 2024 12:41 PM  
**To:** Budget; Administration Resource Object; Parks Resource Object; Planning Resource Object; DPW Resource Object; Recreation; Info@hernandocounty.us; WaterConservation@co.hernando.fl.us  
**Subject:** I Want to Help Rejuvenate Spring Hill!

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Good day!

I hope this email finds you well. I've included a few different departments on this email because I am not too sure where to start or who I need to speak with. I am hoping if I throw enough darts at the wall then maybe a few of them will stick.

My goal in writing this email is to help make Spring Hill a little more enjoyable for our community by implementing a few small changes that will hopefully make a large impact. I live in Spring Hill with my soon-to-be 2 year old son and in an effort to burn his energy and save my wallet we take lots of walks around town. A LOT of walks. During these walks I have noticed that the area around Spring Hill Drive and Mariner looks very 'unloved' and could use a little care. There are no living plants, flowers or grass and it's mostly various shades of dying grass and sand.

I do understand we live in Florida where it is very hot and the soil quality is not the best, however, I was thinking if we utilized native plants and flowers that are naturally designed for this weather and soil then we can cut the maintenance costs way down (compared to planting grass that will need water and provide very little in return). Another benefit of utilizing native plants and flowers is their deep root system will be able to withstand the drought, the heat and can help retain the rainwater we do get in the soil. Also, native plants will attract native pollinators! Spring Hill is already proud to be a Bird Sanctuary so I think adding a pollinators sanctuary to that list would be awesome! Also, adding hummingbirds, butterflies, dragonflies, bees, etc. to the scenery of Spring Hill May help the overall attitude of the community. Nature begets beauty which begets joy!

Another thing I would love to see (and would be more than happy to help with!) is more community events that are local to Spring Hill. Again, since I have a small child we're always looking for things to do. I've noticed a majority of these events are being held further away in New Port Richey, Trinity, Inverness, Brooksville, Dade City, etc. but i'd love to see more local events! Not too long ago we attended the event held at the park on Anderson Snow Road where the sheriff had horses, a touch-a-truck event, food trucks, vendors, etc. and my son and I had such a great time! I'd love to see more events like that in Spring Hill. Maybe we can host some at Veterans Park since it's a great central location. I've noticed when Spring Hill has events they are usually on US 19 (near the Big Lots area) or Anderson Snow. I know Spring Hill isn't HUGE but I think events in a more central location would draw bigger crowds (whether that's because of location or because more people will be driving by and see it and more inclined to stop and join). I do understand when planning events you have to take into consideration the traffic, roads and how busy the area is but I wanted to suggest it anyway as something to consider.

I think Spring Hill has so many residents who can come together to make this town SO fun to be in, however, there are also a lot of residents who are very disheartened and have given up on making or seeing any changes in our community. I think this would be a great opportunity to Rejuvenate Spring Hill and make this town really beautiful, fun and maybe a hotspot for some tourism from other counties if we come up with some great community events! I think our town, our businesses and our residents would all benefit from the few changes I've mentioned.

I'm more than happy to help in any way that I can. If anyone can point me in the direction of who to speak with, what meetings to attend, what to write on my protest signs and the best place to picket, etc. I would greatly appreciate all your guidance and information!

Thank you so much for taking the time to read this email and I look forward to working with you soon!

-Sara Davis

## Robin Reinhart

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**From:** Rick Pickard <rpickard@morganandburt.com>  
**Sent:** Thursday, June 6, 2024 7:45 PM  
**To:** Planning Resource Object  
**Cc:** Rickmorganandburt@gmail.com; brysburg@gmail.com; mje2rje@gmail.com; Timothy.kraus@qorvo.com; doverpro55@icloud.com; robnorcia@hotmail.com  
**Subject:** CPAM File 24-01/H-24-05 ("Request")  
**Attachments:** Letter to Hern Co Planning & Zoning.docx

**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.

Dear Members of the Hernando County Planning and Zoning Commission:

Please read the attached letter before making your decision over the request listed in the "Subject" above prior to the June 10, 2024 public meeting. It is imperative that you act in a responsible way and address all of the issues listed with the Applicant before making your decision.

We appreciate your attention and consideration in this matter that is most important to us.

My husband, Rick (Robert) Pickard, will be in attendance at the June 10 meeting if you should have any questions.

Sincerely,

Pamela Pickard

## Robin Reinhart

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**From:** Pamela Pickard <pampickard7@zohomail.com>  
**Sent:** Thursday, June 6, 2024 8:26 PM  
**To:** Planning Resource Object  
**Cc:** Rickmorganandburt; Mje2rje@gmail.com  
**Subject:** CPAM File 24-01/Zoning Request File #24-05 ("Request")  
**Attachments:** Letter to Hern Co Planning Zoning.docx

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Please read the UPDATED letter attached. It is to the Members of the Hernando County Planning and Zoning Commission re: the above-noted Request for change of land use designation at the Lake St. Clair existing community.

It is to replace the letter sent via email from my husband, Rick (Robert) Pickard. There is an additional concern in this updated letter that needs to be brought to the attention of the Commission.

Sent using [Zoho Mail](#)

Subject: CPAM File 24-01/Zoning Request File #24-05 ("Request")

Date: June 6, 2024

Dear Members of the Hernando County Planning and Zoning Commission:

We are writing as citizens and taxpayers of Hernando County in regard to the above-sited zoning request. As long-time residents of the Lake St. Claire area (address: 25865 Tilly Hawk Lane), we are concerned that the change of designation from Agricultural to PDP-Rural would negatively impact the delicate balance of the pristine waters of Lake St. Claire. To say that the change is necessary so that the Applicant can develop the "first Countryside Conservation Community designated in Hernando County" is not compatible with the natural conservation already occurring by limiting dwellings to one per 10 acre parcel. The strain that will be put on the Lake with 20 additional households (versus 8) is disturbing. We have watched the Lake shrink in past years, and this proposal would only add to that problem.

In addition, we have a number of issues that we would like the Board to clarify with the Applicant.

Those issues follow:

\_\_\_ 20 households with wells and septic tanks; how does that promote the balance of nature of Lake St. Claire?

\_\_\_ How are they maintaining "rural views" for those of us on the other side of the Lake who will have to look at houses along the hillside instead of natural forest?

\_\_\_ How are they maintaining the "functional integrity of natural resources including wildlife habitat" when they propose hiking and biking trails through the 21+ acres remaining natural forest habitat?

\_\_\_ What specifically is meant by "exceptional conservation amenities" that the community will provide?

\_\_\_ What about the lakefront natural forest areas? The plan shows fully forested lots along the lakefront as well as 4 other fully forested lots. How can destroying the natural forested areas along the lake in order to build houses there NOT impact the Lake and the wildlife? How can you claim "conservation" when it sounds more like "destruction" of a pristine, peaceful, beautiful and delicate natural environment? ( 9 of the 20 lots are fully natural forested according to the Applicant's maps.)

\_\_\_ What is the proposed setback for dwellings from the lakeshore?

\_\_\_ What specifically are "agricultural pursuits" other than "community gardens"? How would they manage the impact of fertilizer run-off into the Lake from such gardens?

\_\_\_ What specifically are "passive recreational areas?"

\_\_\_ What are "open active recreational areas?"

\_\_\_ If there are “field sports,” how do they manage the admission of nonresidents accessing the space (or will they forbid such admission?) and what specifically would the fields be?

\_\_\_ In addition, on the other 75% of the lakefront of Lake St. Claire, there is less structural density than that of the proposed development. In searching for a place to build a community, why didn't the Applicant select an area (when he purchased the land in January of 2024) that is already zoned for such a development instead of choosing to effect a change that benefits none of the existing residents or the existing environment? Indeed, we chose the area decades ago BECAUSE of the existing designation of AG.

\_\_\_ If this development is approved, there will be no going back. Indeed, it will set a dangerous precedent for another such “community” in our already fragile environment. (ex. The land immediately adjoining the proposed community to the West looks to be a future candidate.)

\_\_\_ Will they allow nonresidents to access the Lake? (The Lake cannot sustain that much activity and remain healthy)

\_\_\_ What are the proposed cost of the lots? (Impact on our own property taxes)

\_\_\_ What are the proposed bylaws and fees of the HOA?

\_\_\_ We have a concern over increased traffic on Dan Brown Hill Road (which Pasco County has refused to pave) due to proposed development as well as no provision to address Spring Lake Highway traffic increase. Have you considered the bottom of the hill where Spring Lake intersects with Church Street as being a dangerous intersection that will have significantly increased activity with members of 20 additional households compelled to use that route?

\_\_\_ Will there be a boat ramp or dock in the public area? If so, how will they keep nonresidents from using it (or will they?) The Lake could not sustain that much activity.

\_\_\_ “2 miles of internal hiking and biking trails” (that would further destroy habitat for wildlife); how is that “protecting all of the native forest included in the open space?”

\_\_\_ We on the South side of Lake St. Claire do not believe houses on 2 acre lots are “compatible” with our surrounding area. We fear the land use that is proposed will negatively impact the “life” of Lake St. Claire. We ask that you consider our concerns and issues before granting the proposed changes to existing zoning. Please stand up for YOUR Hernando County citizens...not a proposed developer seeking to make money off of our pristine environment.

Respectfully submitted,

Pamela and Robert Pickard