

From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: black horse realty group
Date: Monday, January 6, 2025 7:10:24 AM

From: cooksc303@aol.com <cooksc303@aol.com>
Sent: Saturday, January 4, 2025 2:00 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: black horse realty group

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 OBJECT to this zoning request for FILE SE-24-11 and I want this placed in the OFFICIAL RECORD.

Thank you
Cyndy Cook
Arlanie Rd Resident

From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: File SE-24-11 (Attn Robin)
Date: Tuesday, January 7, 2025 9:22:56 AM

-----Original Message-----

From: Karen MacFarland <klmacfarland@reagan.com>
Sent: Monday, January 6, 2025 4:11 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Cc: MacFarland Karen <klmacfarland@reagan.com>
Subject: File SE-24-11 (Attn Robin)

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.

Robin,

I OBJECT to this zoning request for FILE SE-24-11. I live at 127 Arlanie Rd and this zoning request will impact my peace and privacy, the very reasons why I moved to this location in July 2020.

Please add this email to the OFFICIAL Record.

Thank You,

Karen L MacFarland
127 Arlanie Rd
Brooksville, FL 34604
813-431-1542

Robin Reinhart

From: Madeleine <bmad1@bellsouth.net>
Sent: Saturday, January 4, 2025 5:12 PM
To: Planning Resource Object
Subject: Reasons to Reject the application for zoning request for FILE SE-24-11

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 Commissioners,

I object to this zoning request for FILE SE-24-11 and I want this placed in the OFFICIAL RECORD.

Here are reasons to reject this application for zoning change.

1. Arlanie Road is not a paved road.
Any additional vehicle usage will damage this already heavily pot holed.
2. Rural land is becoming scarce in SE Hernando County.
3. This is Agricultural Zoned Land changing this designation will invite further zoning changes reducing the quality of life within this neighborhood.
4. Allowing RV usage will encumber Agricultural use of land, not invite or encourage further Agricultural Development which was the intent of the Hernando County Land Use Plan.
5. What this area does need is additional water retention areas as we experienced significant flooding during Hurricane Milton, further density will only exacerbate this problem.
6. It will be necessary to accommodate the RV traffic with heavier duty Less Permeable pavement with significant amount of road base which will also add to the drainage problem by further reducing permeability.
7. Remember SWFMD attempted to create the Squirrel Prairie Retention Area on this Land in the 80's which was to designed to connect to the Masark Canal, however this was not accomplished and the water issues still exist.

From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: Please Reject the application for zoning request for FILE SE-24-11 with Reasons
Date: Monday, January 6, 2025 7:13:06 AM

From: Natural Fitness Concepts <naturalfitness@hotmail.com>
Sent: Saturday, January 4, 2025 6:44 PM
To: Jerry Campbell <JerryC@co.hernando.fl.us>; Jerry Campbell <JerryC@co.hernando.fl.us>;
Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Please Reject the application for zoning request for FILE SE-24-11 with Reasons

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 Commissioner Campbell et al.,

I object to this zoning request for FILE SE-24-11 and I want this placed in the OFFICIAL RECORD.

Here are reasons to reject this application for zoning change should be denied.

1. Arlanie Road is not a paved road.
Any additional vehicle usage will damage this already heavily pot holed.
2. Rural land is becoming scarce in SE Hernando County.
3. This is Agricultural Zoned Land changing this designation will invite further zoning changes reducing the quality of life within this neighborhood.
4. Allowing RV usage will encumber Agricultural use of land, not invite or encourage further Agricultural Development which was the intent of the Hernando County Land Use Plan.
5. What this area does need is additional water retention areas as we experienced significant flooding during Hurricane Milton, further density will only exacerbate this problem.
6. It will be necessary to accommodate the RV traffic with heavier duty Less Permeable pavement with significant amount of road base which will also add to the drainage problem by further reducing permeability.
7. Remember SWFMD attempted to create the Squirrel Prairie Retention Area on this Land in the 80's which was to designed to connect to the Masaryk Canal, however this was not accomplished and the water issues still exist.

Robin Reinhart

From: Richard Bon <richbon0014@hotmail.com>
Sent: Saturday, January 4, 2025 4:26 PM
To: Planning Resource Object
Subject: RV park

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, Richard Bon, of 76 Ohana lane, Brooksville, FL 34604, object to this zoning request for FILE SE-24-11 and I, want this placed in the OFFICIAL RECORDS!

From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: Objection to File SE-24-11 Special Exception Use Permit for an Animal Specialty Establishment with deviations
Date: Tuesday, January 7, 2025 12:38:31 PM

From: rob lhcontractinginc.com <rob@lhcontractinginc.com>
Sent: Tuesday, January 7, 2025 11:31 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Objection to File SE-24-11 Special Exception Use Permit for an Animal Specialty Establishment with deviations

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 (we) Robert and Suzanne Harvey residing at 20135 Phillips Road Brooksville, FL 34604 hereby **OBJECT** to this zoning request for FILE SE-24-11 and want this placed in the official record.

APPLICANT: Black Horse Realty Group LLC
FILE NUMBER: SE-24-11
REQUEST: Special Exception Use Permit for an Animal Specialty Establishment with deviations
GENERAL LOCATION: Eastern terminus of Phillips Road and Arlanie Road
PARCEL KEY NUMBER: 386040

Sincerely,
Robert and Suzanne Harvey
20135 Phillips Road
Brooksville, FL 34604
352-280-0061

From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: Black Horse Realty Group
Date: Monday, January 6, 2025 7:12:19 AM

From: Steve Cook <sc49094@gmail.com>
Sent: Saturday, January 4, 2025 2:06 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Black Horse Realty Group

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I OBJECT to this zoning request for FILE SE-24 -11 and want this placed in the OFFICAL RECORD

Thank you

Steve Cook
Arlanie Rd Resident

Robin Reinhart

From: Barbara Shine Hicks <bshine@tampabay.rr.com>
Sent: Sunday, January 5, 2025 9:58 AM
To: Planning Resource Object
Subject: FILE SE-24-11

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I OBJECT to the zoning request FILE SE-24-11.
I want this objection placed in the OFFICIAL RECORD.
I cannot attend the zoning hearing.

Barbara S Hicks
1140 Arlanie Rd
Masaryktown, FL. 34604

From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: FILE SE-24-11
Date: Monday, January 6, 2025 7:13:33 AM

-----Original Message-----

From: Buck Hicks <lhicks@tampabay.rr.com>
Sent: Sunday, January 5, 2025 9:46 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: FILE SE-24-11

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 OBJECT to this zoning request FILE SE-24-11 and I want this objection placed in the OFFICIAL RECORD.
We do not need more traffic on our non paved pot hole filled road.

LC HICKS
1140 Arlanie Rd
Masaryktown, FL. 34604

Robin Reinhart

From: Nicole Gibson <flossingisfun@gmail.com>
Sent: Monday, December 30, 2024 10:04 AM
To: Planning Resource Object
Subject: FILE SE-24-11

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 OBJECT to this zoning request for FILE SE-24-11 due to incompatibility, and want this placed in the OFFICIAL RECORD.

Nicole Gibson

From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: SE 24-11
Date: Monday, December 30, 2024 3:30:18 PM

Good Afternoon

Citizen comments for SE-24-11

From: Robert Morgan <robert.morgan.fl@gmail.com>
Sent: Monday, December 30, 2024 11:41 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Re: SE 24-11

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Thank you Robin for taking time to return my call and provide a copy of the Staff Report. Below is a list of the items I had as a concern. I realize the Sheriff calls and Code Enforcement issues will not be mentioned in the Staff Report. I have the Sheriff's reports and will coordinate with Susie Singer to obtain any Code Enforcement reports that I will present at the hearing. Below are the items I had identified as problematic with this request, many that I mentioned during our call. Thanks again for your time and assistance.

Bob Morgan

1) Not compliant with Hernando County Code,

Appendix A Zoning/Administration/Section 8 Special Exception/Standards/B-2 Compatibility

Compatibility. The tract of land must be suitable for the type of special exception use proposed by virtue of its location, shape, topography and the nature of *surrounding development*.

Note: This is a quiet agricultural, residential neighborhood and residents choose to live here with no expectations of transient visitors in RV's.

2) Owner Kim Fox, does not reside on the property full time. Owner drives over the road tractor trailer truck which is periodically parked there.

Kim Fox and Kevin Ward are not married.

3) All requests such as this require an onsite inspection by County Health Unit to determine the adequacy of sewage treatment and water supply systems.

FAC 64E-15.002 and Dept of Health Statute 513.052

- 4) No horses on the property for over 2 years.
- 5) No therapeutic classes or therapy riding therapy.
- 6) Member of Hipcamp for 2yrs advertising RV and tent camp sites.
- 7) Given 3, 4, 5, above, this Special Exception request is not about Animal Specialty but more about RV rentals as outlined in 6, 8, 9
- 8) Per the current listing on HipCamp, there is NO potable water on site which violates Florida Administrative Code FAC64E-15.003 FAC64E-15.009
- 9) Member AirBnB advertising Small Oak and Big Oak cabins for rent.
- 10) Hernando County Code Enforcement has been called to the property in 2024 due to code violations of illegal RV and tent camping.
- 11) Sheriff's office has been called to the property in 2023 due to a naked camper walking on public roads AND in Nov 2024 a disorderly conduct call.
- 12) Hernando County Special Magistrate found Kim Fox/Black Horse Realty GUILTY of code enforcement violation of illegal RV camping and fined her.'

It is highly likely the RV wastewater hookups are not in compliance with statutes and not compliant with Dept of Health Statute 513.02,

On Mon, Dec 30, 2024 at 9:40 AM Planning Resource Object <Planning@co.hernando.fl.us> wrote:

Hello

As we discussed the over the phone I am attaching the Staff report, please send over any emails. Regarding citizen comments.



Robin Reinhart | Commercial Planner I

Planning and Zoning Division | Development Services Department

1653 Blaise Dr., Brooksville, FL 34601

Phone: (352) 754-4057 ext. 28011

Fax: (352)754-4420

Email: reinhardt@hernandocounty.us

Website: <https://www.hernandocounty.us/zoning>

- Office Hours: Monday-Friday, 7:30 AM – 3:30 PM

From: Robert Morgan <robert.morgan.fl@gmail.com>

Sent: Friday, December 27, 2024 3:10 PM

To: Planning Resource Object <Planning@co.hernando.fl.us>

Subject: SE 24-11

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 a neighbor who would like to speak with the Planner working the Special Exception case 24-11. We have information we would like to share with you pertinent to the review of this case. Please call me at the number below.

Thank you

Robert Morgan

727-282-0016