



Joanne Farmer
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December 4, 2025

Hernando County Planning & Zoning Board

Re: CU-25-13 – Opposition / Conditions Requested for Special Exception Permit (Christy Halbert & Troy Sweat, 294 Myers Rd, Brooksville FL 34602)

Dear Members of the Board,

I am writing as a property owner and resident of the Crown Acres area regarding the special hardship permit request (File No. CU-25-13) submitted by Christy Halbert and Troy Sweat for an additional mobile home at 294 Myers Road, Brooksville, FL 34602.

Our neighborhood is a unique rural-residential area characterized by large parcels, low density, and high-value homes. Until recently, longstanding deed restrictions prohibited mobile homes, which helped preserve the appearance and property values of the community. Although these restrictions have expired, the underlying zoning requirement of one dwelling per five acres remains in place and is essential to maintaining the character of the area.

The applicants currently have three dwellings on their property but appear to be paying property taxes on only one. This discrepancy raises concerns regarding zoning compliance, property assessment accuracy, and the cumulative impact of allowing another dwelling on the parcel.

The request for a special hardship permit is stated to be for the purpose of caring for Wayne and Ann Sweat. However, neighbors — including myself — regularly observe both individuals independently driving, shopping alone, climbing into pickup trucks, working physically on the property, and participating in social gatherings. While we do not assert any medical conclusions, these observed activities do not appear consistent with the level of disability typically required for approval of a hardship-based additional dwelling.

If the Board chooses to grant this special exception, we respectfully request that any approved mobile home be required to be placed on the eastern side of the property, positioned so that it is not visible from the public roadway. This placement would help preserve neighborhood aesthetics, minimize visual impact, and protect surrounding property values.

The hearing date for this matter is December 8, 2025, and I appreciate the opportunity to have these concerns considered and entered into the official record.

Thank you for your attention and for considering the concerns of the surrounding homeowners who are deeply invested in this community.

Sincerely,

Joanne Farmer

A handwritten signature in black ink, appearing to read "J. Farmer".