

## Omar DePablo

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**From:** Tim Wright <tda1984@sbcglobal.net>  
**Sent:** Sunday, October 30, 2022 6:48 PM  
**To:** Omar DePablo  
**Subject:** File Number H-22-47

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.

Mr DePablo

I have concerns regarding the proposed zoning request file number H-22-47. I urge the zoning commission to reject the application in its current form.

The current plan would create development that would cause multiple issues.

First the amount of traffic created would make already problematic US 19 access even more congested and more dangerous. There should be a requirement for a traffic light to be placed at the intersection of Happy Days Drive and US 19.

Secondly the current plan would have development abutting Glen Lakes which is a gated community. The developer has no plans to construct a wall or fence between the communities. This adversely impacts the security as well as property values within Glen Lakes. The developer should be required to construct a wall between the two communities.

Third, continued development around the wildlife management area (west of US 19) will encroach and destroy habitat for wildlife. This would negatively impact habitat for black bear, the Florida Panther, Gopher Tortoise, as well Bald Eagles. The developer should be required to reduce home (population) density when it abuts critical habitat by requiring larger lot sizes, increased green space, and reduce the number of planned homes by at least 30% to 40%.

If the developer would modify the plans to account for these concerns I would likely not oppose, but in the current state I strongly urge the commission to reject the application as it stands

Sincerely

Tim Wright  
8377 Bethany Ln  
Weeki Wachee FL 34613

Sent from my iPad

## Omar DePablo

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**From:** Deana Wright <deana.l.r.wright@gmail.com>  
**Sent:** Sunday, October 30, 2022 6:51 PM  
**To:** Omar DePablo  
**Subject:** File Number H-22-47

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Sincerely,  
Deana Wright  
8377 Bethany Ln  
Weeki Wachee FL  
Cell: 972-897-7302  
Email: Deana.L.R.Wright@gmail.com

## Omar DePablo

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**From:** Deana Wright <deana.l.r.wright@gmail.com>  
**Sent:** Sunday, October 30, 2022 6:51 PM  
**To:** Omar DePablo  
**Subject:** File Number H-22-47

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Sincerely,  
Deana Wright  
8377 Bethany Ln  
Weeki Wachee FL  
Cell: 972-897-7302  
Email: Deana.L.R.Wright@gmail.com

## Omar DePablo

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**From:** Jim Engelage <jengelage@tampabay.rr.com>  
**Sent:** Sunday, October 30, 2022 11:29 PM  
**To:** Omar DePablo  
**Subject:** Development adjacent to Glen Lakes--Hearing

**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 Sir,

I live in Glen Lakes which is a gated community. It is my understanding that a proposal has been made to develop some home adjacent to Glen Lakes but there is no provision to separate the new development from Glen Lakes.

This would create a security concern for our residents and defeat the purpose for which we are paying for gated security.

You are urged to find a remedy which would prevent this from happening.

Thanks for your help.

Jim Engelage  
352 596-3950

## Omar DePablo

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**From:** Jeffrey Parker <Jparker33@cs.com>  
**Sent:** Monday, October 31, 2022 6:29 AM  
**To:** Omar DePablo; Cayce Dagenhart  
**Subject:** File Number H-22-47  
**Attachments:** Parker statement in opposition 2022-10-31signed.pdf

**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 Sirs;

Attached please find my written statement, which I would like to have made a part of the public record of today's hearing.

Very truly yours,

Jeffrey S. Parker

## HERNANDO COUNTY PLANNING AND ZONING COMMISSION

### In re Application by Suresh Gupta

File Number H-22-47

October 31, 2022

### **Preliminary Statement of Jeffrey S. Parker In Opposition to Approval of the Development Plan**

I write to urge this Commission to withhold its approval of the subject application.

I am an owner and resident of a home in the adjoining Glen Lakes subdivision. I believe that both Glen Lakes residents and Hernando County more generally will be harmed by the approval of this application, at least in its current form.

The proposal is to develop a new residential subdivision of approximately 840 new residential units in the wetlands area located west of US Route 19, adjoining the existing Glen Lakes subdivision on the south. The proposed development area current consists of wetlands and wildlife habitat, is known to be subject to flooding, and adjoins a coastal high hazard storm surge area to the west.

I must say that I am somewhat appalled that this Commission is even considering the approval of this high-density development (average of about 5,000 square feet of land per unit) in this area at this time. Just over one month ago, Hernando County ordered the evacuation of *all* residents west of Route 19, which would include both Glen Lakes and the proposed new subdivision, due to concerns over the potential storm surge from Hurricane Ian. Moreover, portions of Glen Lakes already are in a flood hazard zone. Both of these problems will be made worse by the proposed development.

I have reviewed the 33-page section of this meeting's Agenda Packet (pages 33-65), and I see nothing in those materials to allay the concerns expressed by myself and other Glen Lakes residents on the following topics:

1. There is no provision for the erection of a boundary wall or other barrier between Glen Lakes and the new subdivision, which creates security among other problems for Glen Lakes. Glen Lakes has a security force and gate; the new subdivision will have none. While Glen Lakes is not an age-restricted community, the majority of its residents are elder or retired people.

2. In addition to the security issues as such, the direct abutment of the new subdivision and the lack of any indication of green buffer zones means that some parts of the new development will come up to the back yard of Glen Lakes residents, especially in the Crane's Landing village and Alexandria Avenue in Glen Lakes, which currently are wilderness areas. In addition to the threat to Glen Lakes resident's quiet enjoyment of their homes, this deficiency

raises the question of what will happen when existing wildlife habitat is destroyed by the new development. Glen Lakes already has some problems with wildlife incursions; the noise and disruption of the new development will displace more wildlife into the Glen Lakes residential and recreational areas.

3. In addition to wildlife displacement, the new development threatens to worsen an already marginal flood hazard and storm surge hazard situation. We know that development increases water runoff, and that water will go somewhere. I see nothing in the existing packet requiring the developer to minimize this effect. Parts of Glen Lakes current outside flood hazard zones may be placed within them; the same is true of storm surge zones. In addition to being environmentally sensitive, wetlands provide some flood control and surge control that will be lost unless the developer is required to minimize the effect. Will Park Square Homes indemnify Glen Lakes residents against flood hazard insurance premiums or flood or storm surge damage? Nothing in the current packet of materials indicates that the developer is prepared even to address these problems, much less solve them. This problem was among those raised at the September 12 informational session, but is not addressed in the current materials.

4. The existing packet acknowledges that the proposed development area contains environmentally sensitive wetland areas and wildlife habitat areas that may require further applications and approvals by state and federal authorities. But it does not indicate what, if anything, the developer proposes to do about these issues.

5. At the very least, the developer should be required to address the spillover effects on Glen Lakes residents that already have been identified. The existing Agenda packet does not do so.

In sum, I believe that this application is not well thought out, either by the developer or by county staff. The developer has evinced a cavalier attitude toward the concerns of the adjoining landowners, some of which are shared by the population at large. The pending application should be disapproved until these concerns are addressed definitively.

Jeffrey  
Parker

Jeffrey S. Parker  
Email: [jparker33@cs.com](mailto:jparker33@cs.com)

Digitally signed by Jeffrey Parker  
DN: cn=Jeffrey Parker, o=GMU,  
ou=Law School,  
email=jparker3@gmu.edu, c=US  
Date: 2022.10.31 06:21:35 -04'00'

## Omar DePablo

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**From:** Roberta Morgan <robbie\_morgan@yahoo.com>  
**Sent:** Monday, October 31, 2022 9:30 AM  
**To:** Omar DePablo  
**Subject:** File Number H-22-47

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 Mr. DePablo,

I am concerned about the proposed zoning request file, number H-22-47. I do hope the zoning commission will reject the application in its current form, since the current plan would create development that would cause several problems.

The new development would sit next to Glen Lakes, which is a gated community. At present, the developer seems to have no plan to construct a wall or fence between the two communities. This failure to separate the two communities with a barrier would adversely affect both the security and the property values within Glen Lakes. The developer should be required to construct a wall between the two communities.

Secondly, the increased amount of traffic this new community would create would make access to US 19 even more difficult, congested, and dangerous than it already is. There should be a requirement for a traffic light to be placed at the intersection of US 19 and Happy Days Drive.

In addition, development around the wildlife management area west of US 19 may destroy the homes of countless animals, such as black bears, wild boars, bald eagles, Florida panthers, gopher turtles, bobcats, herons, cranes, and so on. The developer should be required to use larger lots and to keep open green space around the new homes, to reduce their density, and their impact on wild animal populations.

If the developer would address these concerns, and modify his plans to remedy them, I would probably not object to the change in zone. However, I do urge the commission to reject the application in its present form.

Sincerely,

Roberta A. Morgan  
10003 Scarlett Court  
Weeki Wachee, FL 34613  
Cell phone: (352)515-3143  
Email: robbie\_morgan@yahoo.com

**From:** [Cayce Dagenhart](#)  
**To:** [Alan Congdon](#); [Michelle Miller](#); [Omar DePablo](#)  
**Subject:** FW: File Number H-22-47  
**Date:** Monday, October 31, 2022 9:06:36 AM  
**Attachments:** [Parker statement in opposition 2022-10-31signed.pdf](#)

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Just received this –

Cayce

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**From:** Jeffrey Parker <Jparker33@cs.com>  
**Sent:** Monday, October 31, 2022 6:29 AM  
**To:** Omar DePablo <ODePablo@hernandocounty.us>; Cayce Dagenhart <CDagenhart@co.hernando.fl.us>  
**Subject:** File Number H-22-47

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Dear Sirs;

Attached please find my written statement, which I would like to have made a part of the public record of today's hearing.

Very truly yours,

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