

**From:** [Zoning Department](#)  
**To:** [Planning Resource Object](#)  
**Date:** Tuesday, January 10, 2023 4:32:31 PM

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

From: Laurie Johnson <ljohnson1028@icloud.com>  
Sent: Monday, January 9, 2023 8:52 PM  
To: Zoning Department <zoningdepartment@hernandocounty.us>; Planning Resource Object <Planning@co.hernando.fl.us>; Omar DePablo <ODePablo@hernandocounty.us>; Michael Miller <MMiller@co.hernando.fl.us>  
Subject: Building Prospects by Lake In The Woods

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.

We are residents of Lake in the Woods and would like to oppose some of the proposed zoning off of the community.

Objection to Apartment complex and Hotel.

These buildings will highly impact our home values in our community. Lake in the Woods is a very rare and tucked away community that has been here for years in Hernando county. We don't see the need for extra traffic and billboards that will come with adding more building to the area.

Further more, the apartment complexes and hotels will bring a large amount of traffic that could disrupt the preserved wildlife. The hotel seems to be unnecessary since we already have the two nearby. Most apartment complexes in Hernando county tend to be of limited income or section 8's, which will again affect the environment and surroundings of Lake in the Woods. There is a significant chance of crime increase near a community with numerous children living peacefully within. The prospect of further endangering the peace-of-mind of parents and children is greatly concerning.

We ask kindly and eagerly to reconsider the issue and take compassion to the rarely seen preserved wildlife that this has every potential to impact.

Thank you  
Laurie Johnson  
Lake in the Woods resident

**From:** [Arlene Sweeney](#)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [Cayce Dagenhart](#); [Michael Miller](#)  
**Date:** Sunday, January 8, 2023 8:24:35 PM

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**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.

From: **Arlene Sweeney** <[nurse2die4@gmail.com](mailto:nurse2die4@gmail.com)>  
Date: Sun, 8 Jan 2023  
Subject: Opposition to Master Plan H-22-71

*Planning Department and Planning & Zoning Decision Makers:*

As a homeowner in Wedgewood Estates, I am currently opposed to the proposed changes in the Hernando County Master Plan regarding item H-22-71. We do not have sufficient information to make an informed decision.

My concerns include the potential for decreased property values with the construction of 500 multifamily apartment units and the negative environmental impacts this type of dense housing will cause. The four housing neighborhoods directly across Lake in the Woods Drive from the proposed development are all single family residential homes and the proposed multifamily housing would dramatically change the character of our area (e.g., increased traffic, noise, and litter, etc.). Additional concerns include the proposed construction of a 4 story hotel that would increase traffic and represent a visual intrusion and the placement of the four large billboard type signs, again representing a visual intrusion and adding to the negative aesthetic impact along Commercial Way.

We need additional information and clarification of many details of this proposed development. We request you to deny this proposed change to the Master Plan and zoning, or delay any decision making until more information is provided by the developer.

Respectfully,  
Arlene Sweeney-Cornwall

**From:** [Cathy Brosnan](#)  
**To:** [Planning Resource Object](#)  
**Date:** Sunday, January 8, 2023 6:01:54 PM

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**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 ***against*** this rezoning for the following reasons.

1. It is not compatible with the existing neighborhoods..
2. Not needed 500 multi-family apartments (4 stories)\
3. 450,000 retail ground space
4. Billboard signage on very congested corner
5. We have 3 hotels in very close proximity
6. Negative impact on the preserve and natural corridor for wildlife and has been already seen after the land stripping of trees and brush that were done and will only get worse.

**From:** [Cathy Groom](#)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [Cayce Dagenhart](#); [Michael Miller](#)  
**Date:** Sunday, January 8, 2023 11:57:07 AM

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**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.

Planning Department and Planning & Zoning Decision Makers:

As a homeowner in Wedgewood Estates, I am currently opposed to the proposed changed in the Hernando County Master Plan regarding item H-22-71. We do not have sufficient information to make an informed decision.

My concerns include the potential for decreased property values with the construction of 500 multifamily apartment units and the negative environmental impacts this type of dense housing will cause. The four housing neighborhoods directly across Lake in the Woods Drive from the proposed development are all single family residential homes and the proposed multifamily housing would dramatically change the character of our area (e.g., increased traffic, noise, and litter, etc.). Additional concerns include the proposed construction of a 4 story hotel that would increase traffic and represent a visual intrusion and the placement of the four large billboard type signs, again representing a visual intrusion and adding to the negative aesthetic impact along Commercial Way.

We need additional information and clarification of many details of this proposed development. We request you to deny this proposed change to the Master Plan and zoning, or delay any decision making until more information is provided by the developer.

Respectfully,

Cathy A Groom  
4201 Lordings Lane  
Weeki Wachee, FL 34607

**From:** [Chris McCormack](#)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [Michael Miller](#)  
**Date:** Monday, January 9, 2023 9:39:46 AM

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**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.

Zoning Department, Planning Department, odepabl0, Ms. Miller,

I write with concern over the development under discussion for the property along Rt. 19 and Lake in the Woods Drive. Please step back from these plans and look at Spring Hill as part of the Nature Coast.

Along the approximately eight or nine miles of Rt. 19 in Spring Hill there are three hotels, four gasoline stations, and a collection of failed retail stores. There are also three car washes, with apparently one more coming. Addition of more of these facilities will not in any way enhance the title of Nature Coast for Spring Hill.

A large housing area is a subsequent part of the plans under discussion. The addition of five hundred housing units will lower the average value of homes in the area. Such an addition would bound the three communities on Lake in the Woods Drive with those of lesser value. Such an addition would require much recreation and green-space to make these units desirable – recreation space for five hundred homes. Further, the consideration of a future mobile home community both lowers the home values, again, in this area and requires additional recreation and green spaces. This is not consistent with an effort to have Spring Hill as part of the Nature Coast.

I would ask you to consider zoning the area a green-space or recreation space. The roads in Spring Hill are not attractive and would benefit from using this space as a springboard to driving the appearance of Rt. 19 to a higher level. I would ask you to create a Spring Hill that people will drive to, not through.

Thank you for your attention,

Chris McCormack  
Owner  
4275 River Birch Drive

**From:** [Carol St. Clair](#)  
**To:** [Planning Resource Object](#); [Omar DePablo](#); [Cayce Dagenhart](#); [Michael Miller](#)  
**Date:** Sunday, January 8, 2023 6:17:26 PM

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Planning Department and Planning & Zoning Decision Makers:

As a home owner in Wedgewood Estates, I am currently opposed to the proposed change in the Hernando County Master Plan regarding item H-22-71. We do not have sufficient information to make an informed decision.

My concerns include the potential for decreased property values with the construction of 500 multifamily apartment units and the negative environmental impacts this type of dense housing will cause. The four housing neighborhoods directly across the street from the proposed development are all single family residential homes and the proposed multifamily housing would dramatically change the character of our area (e.g., increased traffic, noise and litter, etc.). Additional concerns include the proposed construction of a four story hotel that would increase traffic and represent a visual intrusion and the placement of four large billboard type signs, again representing a visual intrusion and adding to the negative aesthetic impact along Commercial Way.

We need additional information and clarification of many details of this proposed development. We request you deny this proposed change to the Mater Plan or delay any decision making until more information is provided by the developer.

Respectfully submitted,

Carol St Clair  
4217 Lording Lane  
Weeki Wachee, Florida 34607

Sent from [Mail](#) for Windows

**From:** [Dovey Cleveland](#)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [Cayce Dagenhart](#); [Michael Miller](#)  
**Date:** Sunday, January 8, 2023 12:33:57 PM

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Planning Department and Planning & Zoning Decision Makers:

As a resident in Wedgewood Estates, I am currently opposed to the proposed changes in the Hernando County Master Plan regarding item H-22-71. We do not have sufficient information to make an informed decision.

My concerns include the potential for decreased property values with the construction of 500 multifamily apartment units and the negative environmental impacts this type of dense housing will cause. The four housing neighborhoods directly across Lake in the Woods Drive from the proposed development are all single family residential homes and the proposed multifamily housing would dramatically change the character of our area (e.g., increased traffic, noise, and litter, etc.). Additional concerns include the proposed construction of a 4 story hotel that would increase traffic and represent a visual intrusion and the placement of the four large billboard type signs, again representing a visual intrusion and adding to the negative aesthetic impact along Commercial Way.

We need additional information and clarification of many details of this proposed development. We request you to deny this proposed change to the Master Plan and zoning, or delay any decision making until more information is provided by the developer.

Respectfully,

Dovey L. Cleveland  
4201 Lordings Lane  
Weeki Wachee, FL 34607



Reply

Forward

**From:** [Danielle Gembicki](#)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [Cayce Dagenhart](#); [Michael Miller](#)  
**Date:** Saturday, January 7, 2023 5:41:35 PM

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Good evening,

I have been a resident in Hernando County since 1987, my husband since 1992. Three years ago my husband and I purchased our home in Primrose Lane. We selected this location because there are only 61 homes, gated, quiet, off the beaten path, and the value of our home would remain constant and consistent with the surrounding communities, such as Lake in the Woods.

I am emphasizing to all of you how distraught and disgusted we are to hear of the proposed zoning of the property adjacent to Primrose Lane. We are totally AGAINST any development being proposed. There will be a meeting Monday, January 7, 2023 at 9am. Many of my neighbors will attend and speak on behalf of the community. I would like you to know that we are on board with Primrose Lane's board of directors and neighbors. We stand in solidarity and DO NOT WANT NOR DO WE AGREE with the proposed development or zoning being proposed.

Here are a list of concerns:

Property Value Decrease

Overcrowded Roadway/s

Increase in crime

Increase in road congestion

Increase in accidents

Increase in noise - construction from beginning to end - trucks, trucks, trucks - digging to plumb new pipes (sewage)

Disturbance to natural habitat

This can only end in one way: a disaster!!

Respectfully,  
Danielle Gembicki  
Carlos Martins

**From:** [Dennis Laughlin](#)  
**To:** [Zoning Department](#)  
**Cc:** [odepabio@hernandocounty.us](mailto:odepabio@hernandocounty.us); [Cayce Dagenhart](#); [Michael Miller](#)  
**Date:** Sunday, January 8, 2023 7:59:27 PM

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To whom it may concern. I am writing to express my concerns with the massive development planned for the parcel located on US 19 at Lake in the Woods drive. I own property in the Primrose Lane sub division,

and this development is right at our front doors. I'm extremely concerned of what this will do to our property values.

Not to mention the traffic and congestion issues it will cause. We are retired and living on a fixed income. I'm afraid this could drive us out of the area. Would have loved to attend the Monday meeting but was tested positive for Covid 19 and are isolating. I think I echo the concerns of many in the area.

Thanks for you consideration.

Dennis Laughlin

**From:** [Ed Schulte](#)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [Cayce Dagenhart](#); [Michael Miller](#)  
**Date:** Sunday, January 8, 2023 7:08:17 PM

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Please do not let this underhanded/shady developer ruin the community we've tried so hard to maintain. Empirical, academic studies have proven multi-dwelling units negatively impact neighboring homes. The area has already been zoned, and ABSOLUTELY SHOULD NOT be changed for their selfish, financial well-being, at the financial/emotional expense of **hundreds of existing families/homes** that will be permanently harmed. They need to find an existing zoned area to build their project.

Thank you,

Ed & Juliana Schulte  
4327 Dottie Ct (Primrose Ln)  
Spring Hill FL 34607  
352-488-8586

**Ed Schulte**

[ed\\_schulte@alum.wustl.edu](mailto:ed_schulte@alum.wustl.edu)  
[ed\\_schulte@alumni.utexas.net](mailto:ed_schulte@alumni.utexas.net)

“God gave you a gift of 86,400 seconds today.  
Have you used one to say "thank you?" -William A. Ward

**From:** [glen C](#)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [Cayce Dagenhart](#); [Michael Miller](#)  
**Date:** Sunday, January 8, 2023 8:38:33 PM

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*Planning Department and Planning & Zoning Decision Makers:*

As a homeowner in Wedgewood Estates, I am currently opposed to the proposed changes in the Hernando County Master Plan regarding item H-22-71. We do not have sufficient information to make an informed decision.

My concerns include the potential for decreased property values with the construction of 500 multifamily apartment units and the negative environmental impacts this type of dense housing will cause. The four housing neighborhoods directly across Lake in the Woods Drive from the proposed development are all single family residential homes and the proposed multifamily housing would dramatically change the character of our area (e.g., increased traffic, noise, and litter, etc.). Additional concerns include the proposed construction of a 4 story hotel that would increase traffic and represent a visual intrusion and the placement of the four large billboard type signs, again representing a visual intrusion and adding to the negative aesthetic impact along Commercial Way.

We need additional information and clarification of many details of this proposed development. We request you to deny this proposed change to the Master Plan and zoning, or delay any decision making until more information is provided by the developer.

Respectfully,

Glenmore F. Cornwall

**From:** [Jeff](#)  
**To:** [Michael Miller](#); [Omar DePablo](#); [Planning Resource Object](#); [Zoning Department](#)  
**Cc:** [secretary@litwoods.com](mailto:secretary@litwoods.com); [Mary Ellen Caesar](#)  
**Date:** Sunday, January 8, 2023 6:26:22 PM

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**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 commissioners, administrators and officials,

Please be aware of the large amount of vacant retail space within a few miles of the subject parcel. Unfortunately, brick and mortar retail is a relic, and the amount of available retail space along route 19 will continue to grow without further development.

It may be wise to defer to the market research of a major retailer with long-term plans, using their own capital for development; the incentive for these investment managers, using other people's money, is their commission on the land purchase transactions and construction contracts. These groups have no interest in the project's success or their own investors' money once they've taken their fee.

'On spec' brick and mortar retail projects are likely doomed considering the growing trend of retailers establishing regional and local warehouses to support home delivery. This is especially concerning in the area around Commercial Way where there are many redundant retailers and vacancies.

We trust your concern for the longer term interests of the community and plans for the coming wave of retail vacancies around route 19 will be heard at the January 9 meeting. Please let me know if any questions arise.

Best regards,

Jeff Casey  
4282 River Birch Drive, 34607

**From:** [Webmaster](#)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [Cayce Dagenhart](#); [Michael Miller](#)  
**Date:** Sunday, January 8, 2023 11:57:11 AM

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Planning Department and Planning & Zoning Decision Makers:

As a homeowner in Wedgewood Estates, I am currently opposed to the proposed change in the Hernando County Master Plan regarding item H-22-71. We do not have sufficient information to make an informed decision.

My concerns include the potential for decreased property values with the construction of 500 multifamily apartment units and the negative environmental impacts this type of dense housing will cause. The four housing neighborhoods directly across Lake in the Woods Drive from the proposed development are all single family residential homes and the proposed multifamily housing would dramatically change the character of our area (e.g., increased traffic, noise, and litter, etc.). Additional concerns include the proposed construction of a 4 story hotel that would increase traffic and represent a visual intrusion and the placement of the four large billboard type signs, again representing a visual intrusion and adding to the negative aesthetic impact along Commercial Way.

We need additional information and clarification of many details of this proposed development. We request you to deny this proposed change to the Master Plan and zoning, or delay any decision making until more information is provided by the developer.

Respectfully,

June Clements  
4209 Lordings Lane  
Spring Hill, Florida 34607

**From:** [Jo-Anne DiValentino](#)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [mmiller@hernando.us](mailto:mmiller@hernando.us)  
**Date:** Sunday, January 8, 2023 4:58:09 PM

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**To Planning and Zoning Commission Members**

We are residents of the Lake in the Woods Community in Spring Hill and we are writing to register our strong objections to the proposed Master Plan Revision to the 72-acre parcel located at the Southwest corner of Lake in the Woods Drive and Commercial Way. Our objections are as follows:

1. Not compatible with extant neighborhoods.
2. 500 multi-planning apartments (4 stories)
3. 450,000 square feet of retail ground
4. Billboard signage on crowded corner
5. Hotel when we have 3 in close proximity
6. Impact on the Preserve and natural corridor for wildlife.

Regards,

Jo-Anne & Mario DiValentino  
January 8, 2023

**From:** [James Randle](#)  
**To:** [Cayce Dagenhart](#)  
**Date:** Sunday, January 8, 2023 1:08:04 PM

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As a homeowner in Wedgewood Estates, I am currently opposed to the proposed changes in the Hernando County Master Plan regarding item H-22-71. We do not have sufficient information to make an informed decision.

My concerns include the potential for decreased property values with the construction of 500 multifamily apartment units and the negative environmental impacts this type of dense housing will cause. The four housing neighborhoods directly across Lake in the Woods Drive from the proposed development are all single family residential homes and the proposed multifamily housing would dramatically change the character of our area (e.g., increased traffic, noise, and litter, etc.). Additional concerns include the proposed construction of a 4 story hotel that would increase traffic and represent a visual intrusion and the placement of the four large billboard type signs, again representing a visual intrusion and adding to the negative aesthetic impact along Commercial Way.

We need additional information and clarification of many details of this proposed development. We request you to deny this proposed change to the Master Plan and zoning, or delay any decision making until more information is provided by the developer.

Respectfully,

JAMES RANDLE  
4297 LORDINGS LANE, SPRING HILL, FL 34607

**From:** [Janine Tomlinson](#)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [Cayce Dagenhart](#); [Michael Miller](#)  
**Date:** Sunday, January 8, 2023 9:02:01 PM

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Planning Department and Planning & Zoning Decision Makers:

As a homeowner in Wedgewood Estates, I am currently opposed to the proposed changes in the Hernando County Master Plan regarding item H-22-71. We do not have sufficient information to make an informed decision.

My concerns include the potential for decreased property values with the construction of 500 multifamily apartment units and the negative environmental impacts this type of dense housing will cause. The four housing neighborhoods directly across Lake in the Woods Drive from the proposed development are all single family residential homes and the proposed multifamily housing would dramatically change the character of our area (e.g., increased traffic, noise, and litter, etc.). Additional concerns include the proposed construction of a 4 story hotel that would increase traffic and represent a visual intrusion and the placement of the four large billboard type signs, again representing a visual intrusion and adding to the negative aesthetic impact along Commercial Way.

We need additional information and clarification of many details of this proposed development. We request you to deny this proposed change to the Master Plan and zoning, or delay any decision making until more information is provided by the developer.

Respectfully,  
Janine Tomlinson

Sent from my iPhone

**From:** [Kimberly Shollack](#)  
**To:** [Planning Resource Object](#)  
**Cc:** [Omar DePablo](#); [Cayce Dagenhart](#); [Michael Miller](#); [Zoning Department](#)  
**Date:** Saturday, January 7, 2023 5:18:44 PM

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**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 Department:

I am writing to let you know that I wholeheartedly disagree with the Master Plan Revisions for H-22-71. As a homeowner in Primrose Lane, we already have a great deal of traffic and congestion in this area because of the Target / Publix Shopping Center and other businesses nearby. We take excellent care of our neighborhood and properties and do not want to see this plan take place. We purchased our home in good confidence that the land in question would not be zoned for a multi-family apartment complex or intense commercial development. That would entail entirely too much uproar in that area.

PLEASE reconsider any revisions that you are making.

Thank you,

Kimberly Shollack  
Primrose Lane Homeowner

**From:** [aimeek@wingsrealityedu.com](mailto:aimeek@wingsrealityedu.com)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [Cayce Dagenhart](#); [Michael Miller](#)  
**Date:** Sunday, January 8, 2023 11:55:50 AM

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Planning Department and Planning & Zoning Decision Makers:

As a homeowner in Wedgewood Estates, I am currently opposed to the proposed change in the Hernando County Master Plan regarding item H-22-71. We do not have sufficient information to make an informed decision.

My concerns include the potential for decreased property values with the construction of 500 multifamily apartment units and the negative environmental impacts this type of dense housing will cause. The four housing neighborhoods directly across Lake in the Woods Drive from the proposed development are all single family residential homes and the proposed multifamily housing would dramatically change the character of our area (e.g., increased traffic, noise, and litter, etc.).

Additional concerns include the proposed construction of a 4 story hotel that would increase traffic and represent a visual intrusion and the placement of the four large billboard type signs, again representing a visual intrusion and adding to the negative aesthetic impact along Commercial Way.

We need additional information and clarification of many details of this proposed development. We request you to deny this proposed change to the Master Plan and zoning, or delay any decision making until more information is provided by the developer.

Respectfully,

Lawrence Blood  
4209 Lordings Lane  
Spring Hill, Florida 34607

**From:** [Lisa Carpenter](#)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [Michael Miller](#)  
**Date:** Monday, January 9, 2023 10:19:51 AM

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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.

Greetings to All Concerned regarding the above mentioned project.

I am a resident of LITW's and have been informed to contact you with any concerns or suggestions that I might have for the planning of the development of a multi family development neighboring the Lake in The Woods drive.

My only concern and/or suggestion has to do with traffic on Lake in The woods drive. If there are 500 units and each one has at least one vehicle and we are all sharing one entrance pathway that could be a problem.

My suggestion (hope) is that there will be a new side road (like Lake in the woods drive) made coming off of Hwy 19, on the Southside of Walgreens that will lead to the main entrance of the new development...and possibly a traffic light to regulate the flow of traffic coming in and out of the newly developed area (which I am hoping will be commercial businesses along 19...a Chic-Fil-a would be great! )

I realize that these residents will want (need) to shop at the Publix/Target plaza and it would be an inconvenience to exit the community by way of Hwy 19 to visit that plaza as they would have to travel south and make a U-turn to do so; so my suggestion is that you put an "exit only" one lane driveway with a automated gate that will allow them to get to Walgreens, Publix & Target by using Lake in the woods drive without having to go on Hwy 19 (and then make the U-turn). This would add a convenient pathway for them to arrive at the plaza, and when they leave the plaza they would just need to turn right onto Hwy 19 and arrive back to their home through their main entrance.

I realize I am in the minority, but I am looking forward to seeing the progress of development on this land and I convenience of having some shopping plazas and restaurants nearby.

My neighbors are concerned that apartments will decrease the value of our homes here in LITW's. It is my hope that as people in charge of making decisions on the planning and development that you will desire to improve the appearance and appeal of Springhill as a whole and not only make this project a beautiful one, but all future developments in the general area, including our roads, medians and commercial structures (many are in need of repairs and maintenance).

Thank you all for you consideration of my suggestions and I wish the best for all concerned with this project moving forward. Feel free to respond to me directly if you have a desire.

Warm Regards,

Lisa Carpenter  
7495 Birdland Crescent  
Springhill FL 34607  
(239)404-1812

Sent from my iPhone

**From:** [Michelle Lee Baker](#)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [Michael Miller](#); [Cayce Dagenhart](#)  
**Date:** Sunday, January 8, 2023 9:28:18 PM

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**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.

Hernando County Planning & Zoning Committee  
Re: H-22-71

To whom it may concern:

I am writing to you today to vehemently oppose any Master Plan Revision for Parcel Key # 376042.

Adding over 570,000 square feet of new commercial space, with the addition of 500 apartments, would harm the communities on Lake in the Woods Drive. We have only one means of escape should any disaster hit these four communities. The surrounding roads could never handle the increased traffic, and the intersection at Lake in the Woods Drive at Commercial Way is already prone to congestion, back-ups, and accidents. Nearly every day, a wrong-way driver enters the Eastbound lane - going in a westerly direction. Try getting safely to your home while passing the exit lane from the Publix grocery and shopping plaza! Drivers are already shooting across Westbound traffic in front of cars, and it's only a matter of time before someone gets seriously hurt at that crossing.

This high-density project does not belong in a community of single-family homes. There are well over 300 homes spanning four developments utilizing this main artery road of Lake in the Woods Drive. Adding this intense commercial development to the mix will be detrimental to our quiet and peaceful neighborhoods.

This is inconsistent with the future land use of the Comprehensive Plan, adding to a crushing and unwanted urban sprawl we are already dealing with. This proposed Master Plan Revision is vague or misleading in concept and details-and, it fails to address the apparent adverse effects it will have on these neighboring communities. The proposed conceptual site plan does not highlight honest information.

Allowing this project to proceed would be a disservice to your county and to the process by which the citizens rely upon to protect their interests.

Michelle Koehler  
4266 Rachel Boulevard

**From:** [Mary DiCaro](#)  
**To:** [Planning Resource Object](#)  
**Date:** Sunday, January 8, 2023 12:16:10 PM

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I am a resident of Hernando County and own a home in Primrose Lane. I am strongly opposing any access from the Road of Lake in the Woods Drive to access Master Plan Revisions H-22-71

This is a single lane going in and going out. The Hotel and Development would cause chaos on this road. If there was a massive wall built and access was ALL from US 19 and I saw no Lake in the Woods Drive usage I might not object.

Hernando Beach single lane going in and going out is a massive problem and I see this as causing even more problems with only one lane in and one lane out. We have the medical facility and shopping all surrounding us and this would be a disaster with access anywhere on Lake in the Woods Drive

Please take into consideration the residents that have lived in Lake in the Woods and Primrose and areas in between.

Thank you

Mary DiCaro

Owner of Home in Primrose Lane

**From:** [Marty Martino](#)  
**To:** [Omar DePablo](#); [Cayce Dagenhart](#)  
**Date:** Monday, January 9, 2023 2:37:18 AM

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I am a resident of Lake in the Woods. Our neighborhood of 215 homes directly abuts the Sobel project and I want to speak of the impact this development will have on our home values and lifestyle. Our neighborhood has only one way in and out, which is Lake in the Woods Drive, half of which is owned by our owner's association. As proposed, the Sobel development will diminish our property values, and pose a congestive nightmare to the simple task of coming home or going to work.

The scale of the Sobel development is out of sync with the area. A 400k + square foot retail center already exists, immediately across Lake in the Woods drive from the subject property. Another massive retail center in such close proximity serves only to add to urban sprawl and congestion and is not in harmony with all that the area is about. Remember our street is called Lake in the Woods. If this project is allowed, we will have to rename our street "Lake Among Sprawl" because our beloved "woods" setting will no longer be applicable. At the rear third of the Sobel property, the developers desire to build multi-family residences in 4-story buildings. *Multi-family residences* is just developer speak for the less-marketable term: **apartment buildings**. It has been stated that these will be "up-scale". We doubt about the ability to market high-rent, upscale apartments if they will be directly adjacent to a proposed mobile-home park on their south side. With a proposed setback of 75 feet, that means some of these 4-storied concrete monoliths will be as close as 160 feet to the front door of some of our most expensive existing homes and in full view of every resident as they approach our exit gate as they leave our once quiet and desirable neighborhood. The only buffer our neighborhood will have is a 6 foot wall and some landscaping. Even mature landscaping cannot hide a group of 4 story buildings looming high over the surrounding area, far taller than any other structure around for quite a distance. Adding 500+ units can mean an additional 1500 to 2000 residents, many of whom will be children. This is a tremendous impact on our already-overcrowded and overburdened schools. Moreover, this would necessitate school bus traffic to retrieve and deposit those kids each school day, mixing dozens of school buses with development residents commuting to work, commercial deliveries into the retail complexes and retail patrons of the existing and proposed retail developments. Many of these retail patrons and Sobel-development residents would enter Lake in the Woods Dr as they go from their apartments to Publix and back. The congested and confusing nature of the intersections of Frontage Road, Lake in the Woods Drive, Commercial Way, Walgreens Drive-Thru and the Welcome-OM complex is already challenging and confusing. With a hodgepodge of traffic that ranges from bikes, golf carts and cars to city buses and the Publix or Target tractor trailer making daily deliveries, navigating that area requires attention and skill to not end up being a statistic. If allowed, the Sobel projects additional *thousands* of car trips per day will make this one of the most congested, dangerous and difficult areas to transgress. Unfortunately, we residents of

Lake in the Woods have no other alternative path to or from our homes. Again, the sole entry to our community is through this madness. The safety of our residents is at risk as cars crisscross, turn, pause and stop. Additionally, we fear for our residential peace and quiet and safety as it will be easy for curious children and teenagers or even persons will ill-intent to climb the wall and trespass in our gated and secure community from the Sobel property. Our neighborhood sits downstream from the flow of rainwater as it accumulates as far away as Lakewood Plaza on Commercial Way during and after a storm. The rainwater drains westward and a portion of it in heavy rains ends up in the lakes in our neighborhood. This excess stormwater then drains through a culvert system into the wetlands of the western portion of the Sobel property until the water percolates into the aquifer system. We spend thousands of dollars to properly maintain our stormwater management system as it is critical for the prevention of flooding of our residences. It is notable that a large portion of this wetland area, necessary for the movement of water from as far away as Commercial Way, is in the area Sobel proposes to build 500+ multifamily residential units. The removal of the wetland and introduction of many acres of impervious surface will have a dramatic negative impact on the ability for the stormwater to naturally drain from the area and contribute to the aquifer.

And I haven't even mentioned the proposed hotel which will also be included in the Sobel property. There currently is overcapacity at the 4 existing nearby motels, meaning there is no need for another such property. We stand vehemently against the addition of another hotel/motel in this area. There is simply no need at this time.

It is apparent at every turn that the Sobel Development is far too large and far too extreme for this area. Its negative impact is very far-reaching. We stand against the destruction of our neighborhood, the diminishment of our values and the threat to our safety.

Sincerely,  
Martin Martino  
Lake in the Woods  
Litwoods7320@gmail.com

**From:** [Melissa Mula](#)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [Michael Miller](#)  
**Date:** Monday, January 9, 2023 9:46:07 AM

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Good Morning,

I am not able to attend this morning's meeting However I would like to also voice my objection to the planned master revision. I am resident of Lake in the Woods.

This renovation would not only lower the value of my home, it would also remove the home to the numerous wildlife that I get to appreciate on a daily basis.

Part of the character of our subdivisions is we get to appreciate seeing Deers, Turkeys, Turtles, Squirrels, Foxes living a wonderful life in the little of what is left preserved forest.

Please reconsider.

Thank you,  
Melissa Mula  
6475 Laurel Oak Drive  
Spring Hill, FL 34607  
727-505-3437  
[Melissa.mula@yahoo.com](mailto:Melissa.mula@yahoo.com)

**From:** [M](#)  
**To:** [Planning Resource Object](#); [Zoning Department](#)  
**Cc:** [Omar DePablo](#); [Cayce Dagenhart](#); [Michael Miller](#)  
**Date:** Sunday, January 8, 2023 11:31:44 PM

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I strongly oppose the Master Plan Revision of Title H-22-71 – Sobel Fund VII, LLC for the following reasons:

Increased Traffic:

- Current traffic on Lake in the Woods Drive is often challenging with the current traffic into the Publix/Target shopping center as well as the traffic turning into Walgreens for in-store as well as drive up pharmacy customers. In addition, the current area has not only a Home Depot but also a Lowes which attracts their own traffic.
- Presently, turning left on Lake in the Woods Drive from Rachel Boulevard is often challenging. Placing an entrance to the proposed project across from Rachel Boulevard would greatly impact traffic as well as the harmonious nature of Primrose Lane.
- Lake in the Woods Drive is the only access for three neighborhoods. In the event of a disaster, with the proposed plan, additional traffic would make immediate evacuation impossible.
- Presently, the left and right turn lanes from Lake in the Woods Drive to Commercial Way are often backed up.

Multiple Unknowns:

- The master plan submitted is conceptual in nature.
- Building setbacks proposed are not detailed and have already changed through time.
- A comprehensive faunal (wildlife) survey has yet to be done.
- An assessment of the Special Protection Areas (SPAs) has yet to be done.
- The alteration of Class II wetlands is only discouraged – not prohibited.
- The impact on contributing nutrients to the Weeki Wachee Riverine System is unknown.
- The Hernando County Utilities Department does not currently supply water or sewer service to this parcel. A utility capacity analysis and connection to the central water and sewer systems is unknown and may result in additional utility taxes for our residential properties.
- A traffic analysis has not been conducted and subsequently results are unknown at this time. An additional signal may need to be added. The number of traffic signals combined with a speed limit of 55 miles per hour is already presently challenging. In addition, the addition of multifamily 500 units would contribute significantly to present traffic patterns on Lake in the Woods Drive. The addition of additional bus routes may also significantly impact current traffic on Lake in the Woods Drive.
- A Finding of School Capacity from the School District has not been revealed. The addition of 500 units would include adults as well as children.
- Parking and final layout are unknown.
- Hours of operation are unknown. There is no guarantee the proposed property will not operate 24 hours a day.
- A Cultural resource assessment survey by a qualified professional has not been completed.

#### Oversaturation of Current Section of Spring Hill:

- There are already four gas stations within a three mile distance of the proposed development. Two gas stations are on each side of the road. I question the need to add a fifth gas station as well as an additional tire and automotive accessory establishment. There already is a Tire and Automotive Accessory Establishment and several auto parts stores along the aforementioned three mile corridor on Commercial Way.
- There are already numerous storage facilities close to the proposed project. I question the need for additional storage facilities.
- There are already numerous drive-in restaurants in close proximity to our residential properties. Additional drive-in restaurants will only result in additional traffic.
- Unsightly signs will change the appearance of that part of Commercial Way.
- There are presently hotel/motels in close proximity to the project. The addition of an additional four story hotel is unnecessary. There are presently no four story hotels in proximity to the proposed project.

#### Financial Impact:

- Has a study been done to evaluate additional county and school staff (sheriffs, fire fighters, teachers, etc.)? Additional municipal staff may result in additional taxes for our residential properties.
- If additional municipal services, buildings or personnel are required as a result of the proposed project, property taxes are sure to rise to cover the additional expenditures. Will the added residences and the perceived increase in taxes truly add to the county's bottom line or will it stretch our already tight budget.

#### Negative Impact on Current Residential Properties:

- Of the four residential neighborhoods impacted, official notice was not received by all required residential properties permitting us to provide comments on the proposed project. Members of our communities' Board of Directors received no advance notice of the proposed project. As a result all neighbors are not fully aware of the total impact of the proposed project.
- The proposed project will significantly negatively impact the retail value of current residences in four well established neighborhoods.
- Primrose Lane has a gate that could be accessed by the proposed development. The potential increase in crime and vandalism would be of great concern.
- The proposed project would greatly increase the noise in the area interfering with the current tranquil setting of our residential properties.
- The proposed multi-family development will not be in character and density of existing and approved residential development in the surrounding area.
- The intensity of this proposed development will impact not only Primrose Lane residential properties but also "executive" properties nearby.

The original site plan was more harmonious with the current residential neighborhoods.

Thank you for your consideration.

Barbara Michelle Schwartz  
4441 Dottie Court  
Spring Hill, FL 34607

**From:** [Drwcom](#)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [Michael Miller](#)  
**Date:** Monday, January 9, 2023 9:32:49 AM

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Hello to Hernando County Officials and Friends,

With all due respect, I ask that the area of concern is one that will preserve the beauty of the ecosystem in this county such that there is complete consideration of the population of people in the Lake in The Woods Community and any of the currently-existing businesses that serve the community very well.

It is without hesitation that I render an objection to this planning for the territory indicated above. From what I can see, there is no consideration for the Preserve and natural corridor for wildlife. I came with my family to Lake in the Woods many years ago for this very beauty that we all revere and want to see thrive. Moreover, I cannot fathom how our neighborhood will be destroyed by automotive traffic and added technology that will irradiate and cause major health problems for humans, animals and entire living systems alike. The congestion will be cause for accidents, pollution and many unforeseen calamities.

On behalf of my community, my family and the entire ecosystem, I ask that this "master plan" is revised with respect for all of us who are conscious objectors.

Very truly yours in health,

Maria Scunziano-Singh, MD  
Resident of Lake in the Woods community

**From:** [rmc2213](#)  
**To:** [Planning Resource Object](#)  
**Date:** Sunday, January 8, 2023 11:49:11 PM

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Sent from my iPhone

Begin forwarded message:

**From:** rmc2213 <rcaluya@gmail.com>  
**Date:** January 8, 2023 at 23:48:10 EST  
**To:** zoningdepartment@hernandocounty.us  
**Subject: Planning and zoning meeting**

I object to the proposed planning and zoning to the 72 -acre parcel located at the southwest corner of Lake in the Woods Drive and Commercial Way.

OBJECTIONS: 1. Not compatible with extant neighborhoods.

- |                                 |                  |
|---------------------------------|------------------|
| 2. 500 multi-family apartments  | (4stories)       |
| 3. 450,000 sq feet of retail    | ground           |
| 4. Billboard signage on crowded | corner           |
| 5. Hotel when we have 3 in      | close proximity  |
| 6. Impact on the Preserve and   | natural corridor |

for wildlife.

I am opposed to the development as a home owner in the Lake in the Woods Community.

-Ryan Caluya

**From:** [Robert](#)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [Cayce Dagenhart](#); [Michael Miller](#)  
**Date:** Sunday, January 8, 2023 11:49:30 AM

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Planning Department and Planning & Zoning Decision Makers:

As a homeowner in Wedgewood Estates, I am currently opposed to the proposed change in the Hernando County Master Plan regarding item H-22-71. We do not have sufficient information to make an informed decision.

My concerns include the potential for decreased property values with the construction of 500 multifamily apartment units and the negative environmental impacts this type of dense housing will cause. The four housing neighborhoods directly across Lake in the Woods Drive from the proposed development are all single family residential homes and the proposed multifamily housing would dramatically change the character of our area (e.g., increased traffic, noise, and litter, etc.). Additional concerns include the proposed construction of a 4 story hotel that would increase traffic and represent a visual intrusion and the placement of the four large billboard type signs, again representing a visual intrusion and adding to the negative aesthetic impact along Commercial Way.

We need additional information and clarification of many details of this proposed development. We request you to deny this proposed change to the Master Plan and zoning, or delay any decision making until more information is provided by the developer.

Respectfully,

Robert Clements  
4209 Lordings Lane  
Spring Hill, Florida 34607

**From:** [Stanley Groom](#)  
**To:** [Planning Resource Object](#); [Omar DePablo](#); [Cayce Dagenhart](#); [Zoning Department](#); [Michael Miller](#)  
**Date:** Sunday, January 8, 2023 11:37:45 AM

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Planning Department and Planning & Zoning Decision Makers:

As a homeowner in Wedgewood Estates, I am currently opposed to the proposed changes in the Hernando County Master Plan regarding item H-22-71. We do not have sufficient information to make an informed decision.

My concerns include the potential for decreased property values with the construction of 500 multifamily apartment units and the negative environmental impacts this type of dense housing will cause. The four housing neighborhoods directly across Lake in the Woods Drive from the proposed development are all single family residential homes and the proposed multifamily housing would dramatically change the character of our area (e.g., increased traffic, noise, and litter, etc.). Additional concerns include the proposed construction of a 4 story hotel that would increase traffic and represent a visual intrusion and the placement of the four large billboard type signs, again representing a visual intrusion and adding to the negative aesthetic impact along Commercial Way.

We need additional information and clarification of many details of this proposed development. We request you to deny this proposed change to the Master Plan and zoning, or delay any decision making until more information is provided by the developer.

Respectfully,

Stanley A Groom  
4201 Lordings Lane  
Weeki Wachee, FL 34607

January 8, 2023

Hernando County Planning & Zoning Commission  
John Law Ayers Commission Chambers, Room 160  
20 North Main Street  
Brooksville, FL 34601

Dear County Commissioners,

I object to the plan to change zoning on the 72 acres bordering my neighborhood, Primrose Lane. I especially object to the low-income housing proposal, as well as the motel.

I am extremely concerned about not only the traffic to our area but also the possible flooding and drainage with a large pond directly across from our gate. The threat to flooding of our properties is a great concern.

I am also concerned with the effect on our Hernando County Schools that are already taxed with overcrowded classrooms and school buses with the proposed multi-family development plan.

Thank you,  
Sandra Haft

Primrose Lane Resident/Owner

**From:** [Suzan Peterson](#)  
**To:** [Zoning Department](#)  
**Cc:** [Planning Resource Object](#); [Omar DePablo](#); [Cayce Dagenhart](#); [Michael Miller](#)  
**Date:** Saturday, January 7, 2023 7:32:26 PM

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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 wish to go on record as opposing rezoning for multifamily housing of this property as it would constitute overdevelopment in the area. This would in turn, result in increased traffic on Lake in the Woods Drive and mass congestion on same.

Respectfully,

Suzan L. Peterson  
4201 Lordings Lane  
Weeki Wachee, FL 34607

**From:** [Shaan Singh](#)  
**To:** [Zoning Department](#); [Planning Resource Object](#); [Omar DePablo](#); [Michael Miller](#)  
**Date:** Monday, January 9, 2023 10:33:35 AM

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**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.

Good morning Hernando County Officials.

I received word that there are multiple plans for constructing and implementing new buildings at Lake in The Woods/Commercial Way intersection behind the Walgreens building. After reading the proposals, I and others in the community believe this is a preposterous decision, and the plan should be immediately revised (or shelved).

The actions called for are a complete utter disregard for the preserved area of wildlife and sound asinine due to other plazas and necessities already existing within a 5-mile radius of the site. Adding the selected choices of traffic and technology will disrupt all nature and lives in the area. For example, the hotel and gas station ideas sound ludicrous, as both entities already exist within two miles of the parcel and service folks sufficiently of adjoining neighborhoods/plazas/stores/etc.

Not to forget, tearing down trees and natural habitats is detrimental to all wildlife species.

The calls for housing are understandable, but they must be carefully considered due to two gated communities in the area (one in which yours truly resides) so as not to promote dissidence, barbarism, or threaten the safety of families or inhabitants.

I would appreciate it if these intentions are reconsidered and revised for the Lake in the Woods community, my family, friends, and wildlife.

Thank you for your time and consideration,

Shaan Singh

A resident of Lake in the Woods Community, Real Estate Agent

**From:** [Teresa Griffin](#)  
**Date:** Sunday, January 8, 2023 5:20:12 PM

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**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.

Planning Department and Planning & Zoning Decision Makers:

As a homeowner/resident in Country Woods Estates, I am currently opposed to the proposed changes in the Hernando County Master Plan regarding item H-22-71. We do not have sufficient information to make an informed decision.

My concerns include the potential for decreased property values with the construction of 500 multifamily apartment units and the negative environmental impacts this type of dense housing will cause. The four housing neighborhoods directly across Lake in the Woods Drive from the proposed development are all single family residential homes and the proposed multifamily housing would dramatically change the character of our area (e.g., increased traffic, noise, and litter, etc.). Additional concerns include the proposed construction of a 4 story hotel that would increase traffic and represent a visual intrusion and the placement of the four large billboard type signs, again representing a visual intrusion and adding to the negative aesthetic impact along Commercial Way.

We need additional information and clarification of many details of this proposed development. We request you to deny this proposed change to the Master Plan and zoning, or delay any decision making until more information is provided by the developer.

Respectfully,

Teresa Griffin  
4227 Sweetbay Court, Spring Hill, FL

**From:** [Tom St Clair](#)  
**To:** [Planning Resource Object](#); [Omar DePablo](#); [Cayce Dagenhart](#); [Michael Miller](#)  
**Date:** Sunday, January 8, 2023 9:19:27 AM

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**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.

Planning Department and Planning & Zoning Decision Makers:

As a home owner in Wedgewood Estates, I am currently opposed to the proposed change in the Hernando County Master Plan regarding item H-22-71. We do not have sufficient information to make an informed decision.

Our concerns include the potential for decreased property values with the construction of 500 multifamily apartment units and the negative environmental impacts this type of dense housing will cause. The four housing neighborhoods directly across the street from the proposed development are all single family residential homes and the proposed multifamily housing would dramatically change the character of our area (e.g., increased traffic, noise and litter, etc.). Additional concerns include the proposed construction of a four story hotel that would increase traffic and represent a visual intrusion and the placement of four large billboard type signs, again representing a visual intrusion and adding to the negative aesthetic impact along Commercial Way.

We need additional information and clarification of many details of this proposed development. We request you deny this proposed change to the Mater Plan or delay any decision making until more information is provided by the developer.

Respectfully submitted,

Tom St Clair, PhD  
4217 Lording Lane  
Weeki Wachee, Florida 34607  
Phone: 904.303.0919  
Email: TomStClair8@gmail.com

Sent from [Mail](#) for Windows

**From:** [yvonne.caskey](mailto:yvonne.caskey)  
**To:** [Zoning Department](#)  
**Cc:** [planning@co.hernandocounty.fl.us](mailto:planning@co.hernandocounty.fl.us); [Omar DePablo](#); [Cayce Dagenhart](#); [Michael Miller](#)  
**Date:** Sunday, January 8, 2023 9:37:24 PM

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Good evening,

My husband and I are residents of Lake in the Woods Community which is right next to the new development. We have several concerns with the amount of retail and housing being squished into one spot. There is very little we need here. We have 3 hotels within shouting distance and the same holds true for gas stations. We have empty store fronts in Lakewood plaza right next to us. We certainly are not looking forward to the amount of traffic that will be generated. Our four neighborhoods have one entrance/exit route which is Lake in the Woods Drive. We can not afford it to be clogged.

Our major concern is going to be the 500 apt units in the multi family section. We have one apt complex already next to our neighboring community. The graffiti, noise pollution, and theft issues etc has been a nightmare for our neighbors. That complex is only 197. Sobel is requesting 500 and 4 stories. The building of that area is not compatible with the extant neighborhoods at all. Going with 250 units, only 2 stories high, and a 55+ community in which the condos are OWNER OCCUPIED would be much more conducive. Apartment renters would not have incentive to take care of their property.

The back of that property has, I believe, 12.5 acres of wet lands in which our lakes drain out onto. The volume of new residents units would impact these lands greatly. The natural corridor for the wild life back there will be very much distributed. As it is now; we get deer, bear, turkeys , coyotes and boar in the neighborhood. Once the corridor is gone where will they be. Our nature coast is disappearing and being replaced by concrete. We will not have much of a nature coast when this is done. Progress is progress and is a good thing if the progress works within the community without destroying it.

I sincerely hope and pray you will hear the concerns of the neighbors.  
Thank you,

Yvonne & Quincy Caskey