

Hello,

My name is Alison Lydic.

I want to begin by being very clear about why I am here today. I am opposed to the proposed increase of 715 additional units. I am opposed to the elimination of the required fire station. And I am requesting a clear written definition of the proposed buffering language before any vote is taken on that revision.

I am not asking you to undo the existing vested entitlement of 3,085 units. I accepted that framework when I built my home. Many residents, including myself, made long term financial and personal decisions based on the density and conditions that were approved at the time. What is before you today represents a significant departure from that framework.

First, I ask that you deny the elimination of the required fire station site. Public safety infrastructure should not be removed based on a potential future arrangement that has not been finalized in a binding agreement with funding and a construction timeline. In November 2025 I experienced a credible threat that required contacting the Sheriff's Office. The response time was ~~approximately~~ twenty three minutes. That is not a complaint. It is a measurable reality. *I raise this not to conflate emergency service capacity is measured in response times. Increasing density while eliminating planned infrastructure compounds risk. Agencies but to illustrate that emergency service capacity in this area is not theoretical*

Second, I ask that you deny the addition of 715 units. That represents a 23% percent increase beyond what was originally approved. A material increase in density requires a proportional demonstration that infrastructure, emergency services and concurrency systems scale accordingly. I have not seen that demonstration. *measurable through response time & geographic coverage*

I am not opposed to growth. I was fortunate to build my home here and my career is centered on helping others do the same. I also recognize that the current developers invested substantial resources in purchasing this property. I assume they conducted due diligence and understood the development rights, density and conditions that were already approved at the time of purchase. A Master Plan Revision should not be treated as an automatic entitlement simply because ownership has changed or profitability could increase. Surrounding residents should not be expected to absorb impacts beyond what was originally approved.

Third, I want to address the physical impacts already occurring.

Grading and land preparation have raised land elevations directly behind my home by approximately 6 to 8 feet along one portion of my property line and more than 10 feet along another. These are existing conditions, not hypothetical projections. When elevations change this significantly, drainage patterns and runoff direction change as well. That creates legitimate concerns about stormwater redirection toward established residential properties.

Separate from elevation is the issue of compatibility.

Compatibility is evaluated at the property boundary, not simply from the existing structure. My 1.1 acre lot directly abuts multiple one eighth acre lots. Along my property line alone, five homes are proposed. That five to one transition at the boundary is the relevant compatibility concern, particularly when paired with elevation change and minimal structural separation.

Finally, I ask that you not approve the revised buffering language as currently written. The applicant has requested up to 36 months after completion of construction to meet buffer opacity requirements. The phrase "after completion of construction" is undefined. Does that mean issuance of final certificates of occupancy, completion of vertical construction, infrastructure acceptance or full build out? Without a clearly defined trigger written into the conditions, adjacency protections intended to protect existing neighborhoods become uncertain and potentially delayed long after homes are occupied.

The existing 3,085 units are vested. The additional 715 units are not. The fire station elimination is not vested. The revised buffering timeline is not vested.

I respectfully ask you to deny the additional units, deny the elimination of the fire station and require clear, enforceable buffering language before voting on that provision.

Stability in land use approvals matters. Residents relied on what was approved, and significant departures deserve significant justification.

Thank you for your time and consideration.

Hello,

My name is Alison Lydic. I live on Maberly Road, which connects to Wood Owl Avenue. My property has already been directly impacted by development activity associated with the original CPDP approval for the project now known as The Pinery. Phase 1A is currently underway immediately behind my home.

My concern is whether the proposed Master Plan Revision is consistent with Hernando County's Comprehensive Plan, particularly with respect to land use intensity, compatibility and infrastructure capacity.

When we purchased our lot in 2020, we did so in reliance on the development approvals, entitlements and conditions in place at that time. While development rights existed, the owner at that time was not actively pursuing development and we came to accept the approved framework as it stood. The property has now changed hands and the current owners are proposing revisions that materially increase the scope and intensity of what was previously approved.

My concern is not that development is occurring but that the scale and intensity of the changes now being proposed represent a significant departure from the framework residents reasonably relied upon when making long term decisions.

I have lived in my home for just over four years. During that time, more than 25 new homes have been constructed in my immediate area, including a home directly next door, without issue. I say this to underscore that my concerns are not opposition to growth but to the magnitude and cumulative impacts of the proposed revision.

Since development activity for The Pinery began directly behind my property, the impacts to my home have been significant and ongoing. For months, from early morning to early evening, heavy land preparation has caused my home to physically shake on a consistent basis. During this same period, I have observed extensive cracking throughout my home, both exterior and interior, which did not exist prior to this activity.

I want to be very clear that I am not offering a causal determination nor am I alleging fault or wrongdoing. I am describing a clear timeline of development activity beginning and the observable conditions that followed. I am also aware of a documented sinkhole that opened approximately 10 minutes south of my property during nearby construction activity. While I am not suggesting a direct connection, this highlights why vibration, subsurface conditions and geotechnical factors warrant careful review by the Board before any vote or final action is taken on additional density or intensity.

I accepted the impacts associated with the originally approved plan. However, the proposal to add nearly 800 additional units, an increase of approximately 25%, fundamentally changes the scale, duration and cumulative impacts experienced by surrounding residents.

In addition, grading and land preparation have raised land elevations directly behind my home by approximately 8-10 ft along the southern portion of my property line and approximately 15+ ft

along the northern portion due to the natural slope of my lot. This creates serious concerns regarding stormwater drainage and the redirection of runoff toward existing residential properties including mine. These are existing conditions, not hypothetical future impacts.

While the original approval cannot be undone, it demonstrates precisely why any additional increases in density or intensity warrant heightened scrutiny.

I am also concerned about compatibility and buffering. Homes are proposed directly behind existing backyards with minimal separation, relying on landscaping rather than structural buffering. Along my property line alone, five homes are proposed on approximately 1/8<sup>th</sup> acre lots, concentrating density directly against an established neighborhood.

While my home itself sits set back from the rear property line, compatibility is evaluated at the property boundary and in the context of lot size transition, intensity, elevation change and buffering effectiveness, not solely by measuring from an existing structure. My property is a square 1.1 acre lot and the adjacency condition occurs where that acre meets multiple 1/8<sup>th</sup> acre lots. That 5 to 1 home differential at the boundary is the relevant compatibility concern.

I have long term plans to utilize the rear portion of my property consistent with its zoning and buffering standards are intended to protect the full reasonable use of existing property, not just the current footprint of a residence.

The applicant has requested an allowance of 36 months after construction is completed to meet buffer requirements. I respectfully request clarification regarding that timeline. The phrase after construction is completed is ambiguous and raises legitimate enforcement concerns. What specific event triggers that compliance period, issuance of final Certificates of Occupancy, completion of vertical construction, completion and acceptance of infrastructure, final plat recording or full build out of the CPDP. Without a clearly defined trigger, adjacency standards intended to protect existing neighborhoods become uncertain.

From my understanding, buffering requirements are meant to mitigate impacts during development and protect adjacent properties as density increases. If compliance is deferred until long after construction milestones are reached, those protective measures cease to function as transitional safeguards and instead become delayed obligations.

Before any vote or final action is taken, it is critical that the Board clearly define when buffering must be installed and fully compliant and how that requirement will be enforced.

Environmental impacts also accompany development of this scale. Since clearing began, displaced wildlife including coyotes are now regularly present in our yards and streets. This underscores concerns regarding buffering, environmental mitigation and compatibility. While surrounding conservation areas were referenced, it is important to note that these are state designated lands and not mitigation areas created by the development.

In practical terms, the proposed revision results in more units and more people on the same land area, increasing demand on roads, schools, drainage systems and public services. This represents a material intensification compared to surrounding development.

I am concerned that infrastructure commitments are also deferred to later phases, or in this case an unapproved creating a risk that development will outpace capacity. I ask whether the traffic analysis reflects current conditions and whether it accounts for cumulative development already approved but not yet built rather than evaluating this revision in isolation.

Beyond traffic, broader infrastructure impacts appear to be underestimated. School capacity analyses referenced were based on only a portion of previously approved development and do not appear to account for the full scope of this revision or other nearby projects. While a Finding of School Capacity is required prior to final plat approval, it remains unclear how that requirement is meaningfully enforced if this revision is approved.

Police, Fire and EMS services are already under strain and cumulative impacts do not appear to be fully addressed. I am strongly opposed to the removal of the previously proposed fire station, as eliminating planned emergency infrastructure while increasing density further compounds public safety risks. I understand there have been discussions about potentially coordinating a future facility with a nearby property. However, the current request removes a planned public safety facility before any binding agreement, funding mechanism or construction timeline has been finalized. Public safety infrastructure should not be eliminated based on an arrangement that has not yet been formally secured.

I am not aware of any adopted county ordinance that mandates a specific number of fire stations, police facilities or EMS units per number of residents or homes. In the absence of a codified service ratio, public safety planning must rely on measurable service standards such as response times, call volume data and coverage analysis. If a previously proposed fire station is being removed while density is increasing, the Board should require clear evidence that response times and service capacity will not degrade.

To illustrate why measurable capacity matters, in November 2025 I experienced a credible threat on my life in front of my home that required contacting the Sheriff's Office. While I have immense respect for the work our deputies do, the response time was approximately 23 minutes from dispatch notation to officer arrival. I raise this not as a complaint but to demonstrate that public safety resources are not theoretical. They are measured in real time and real response. As density increases, service capacity must keep pace with demand.

Before removing planned emergency infrastructure, I respectfully ask that the Board require objective data demonstrating that response performance will remain adequate under the proposed increase in units.

I also have procedural concerns regarding notice. I did not receive direct notification of the developer's informational meeting held in November 2025, even though a few other neighbors received certified letters, nor was I aware of the Planning and Zoning hearing held on January. I became aware of that meeting only through a Facebook post two days prior. While minimum

notice requirements may have been technically met, meaningful notice, transparency and engagement for impacted residents appear to have fallen short.

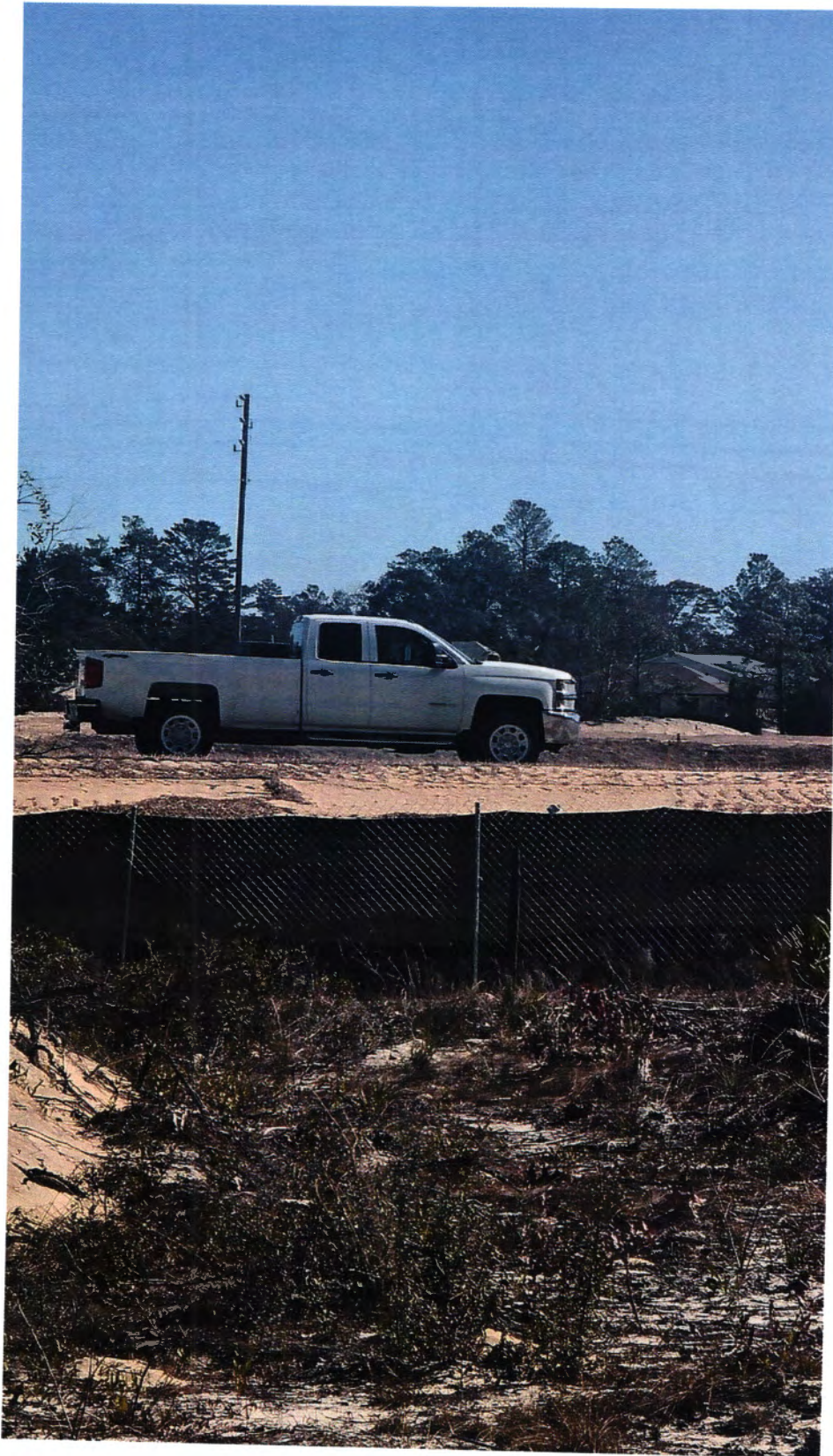
Finally, approving substantial deviations through Master Plan Revisions risks turning original approvals into moving targets, undermining public confidence in the planning process and the reliability of long term development decisions.

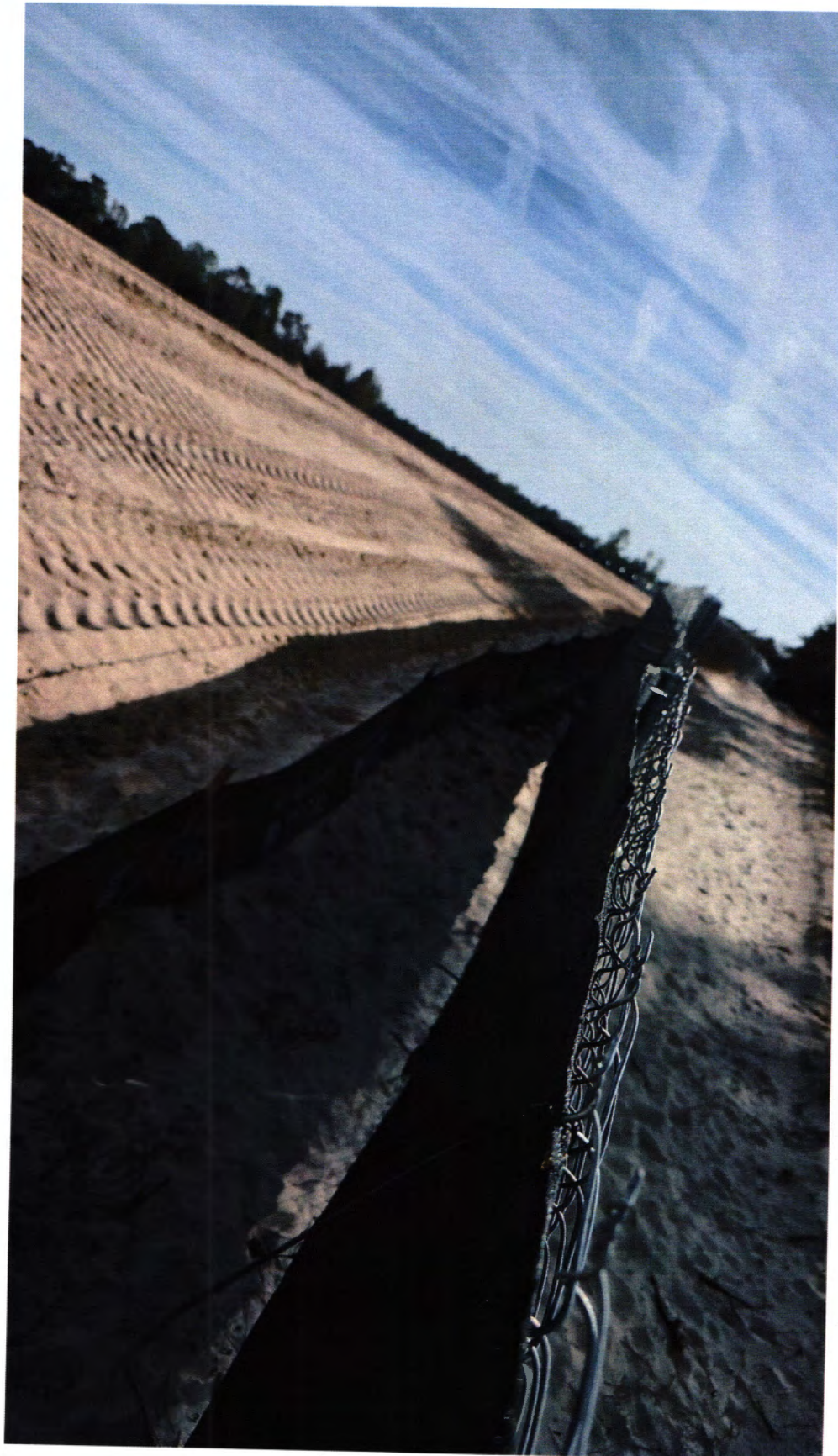
I recognize that the current developers invested substantial resources in purchasing this property. However, they did so with full knowledge of the development rights, density, entitlements and conditions already approved. A Master Plan Revision should not be treated as an automatic entitlement simply because ownership has changed or profitability could increase. Surrounding residents should not be expected to absorb impacts beyond the approved framework.

I am not opposed to growth. I was fortunate to build my home here and my career is centered on helping others do the same. Responsible growth requires clear limits. I am strongly opposed to the proposed removal of the fire station and the addition of nearly 800 units, which exceed what was originally approved and what existing infrastructure can reasonably support. I respectfully ask the Board to uphold responsible planning standards, require accurate cumulative impact analysis, ensure school capacity requirements are enforceable and maintain consistency with the Comprehensive Plan and the long term public interest of Hernando County.

Thank you for your time and consideration.

After  
elevation  
raised



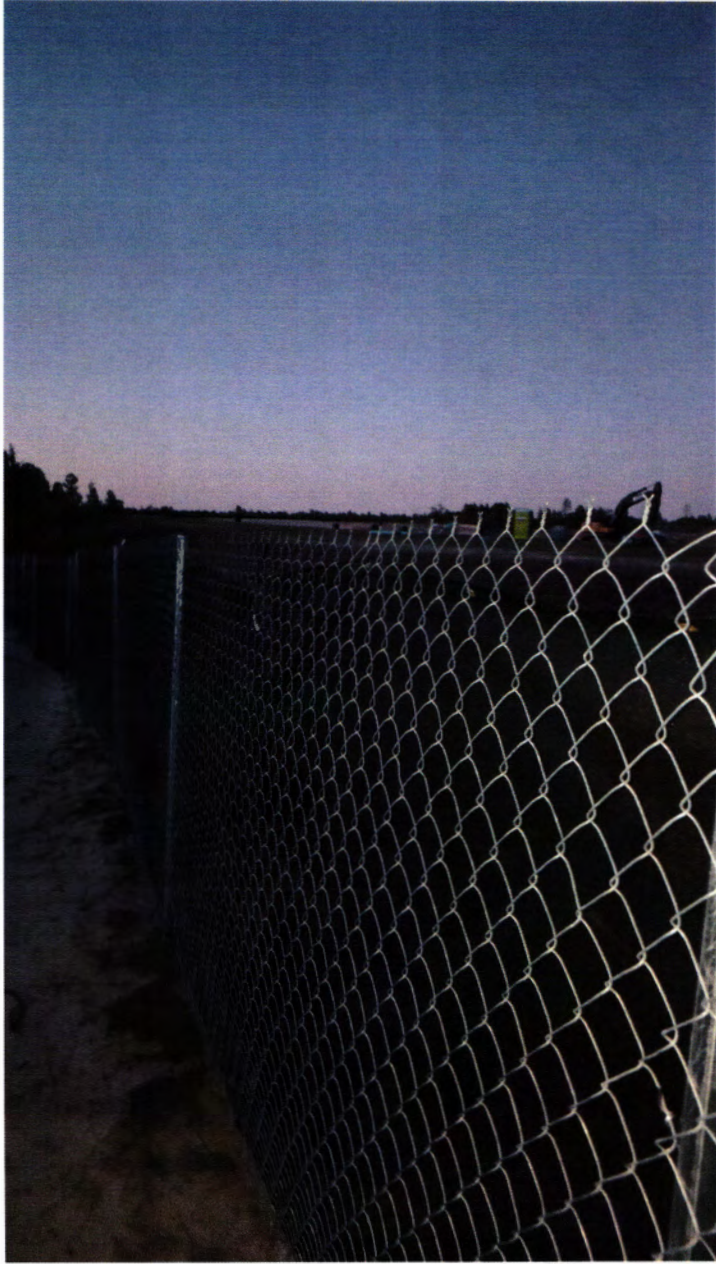




After elevation  
raised

I am 5'4"  
for skate

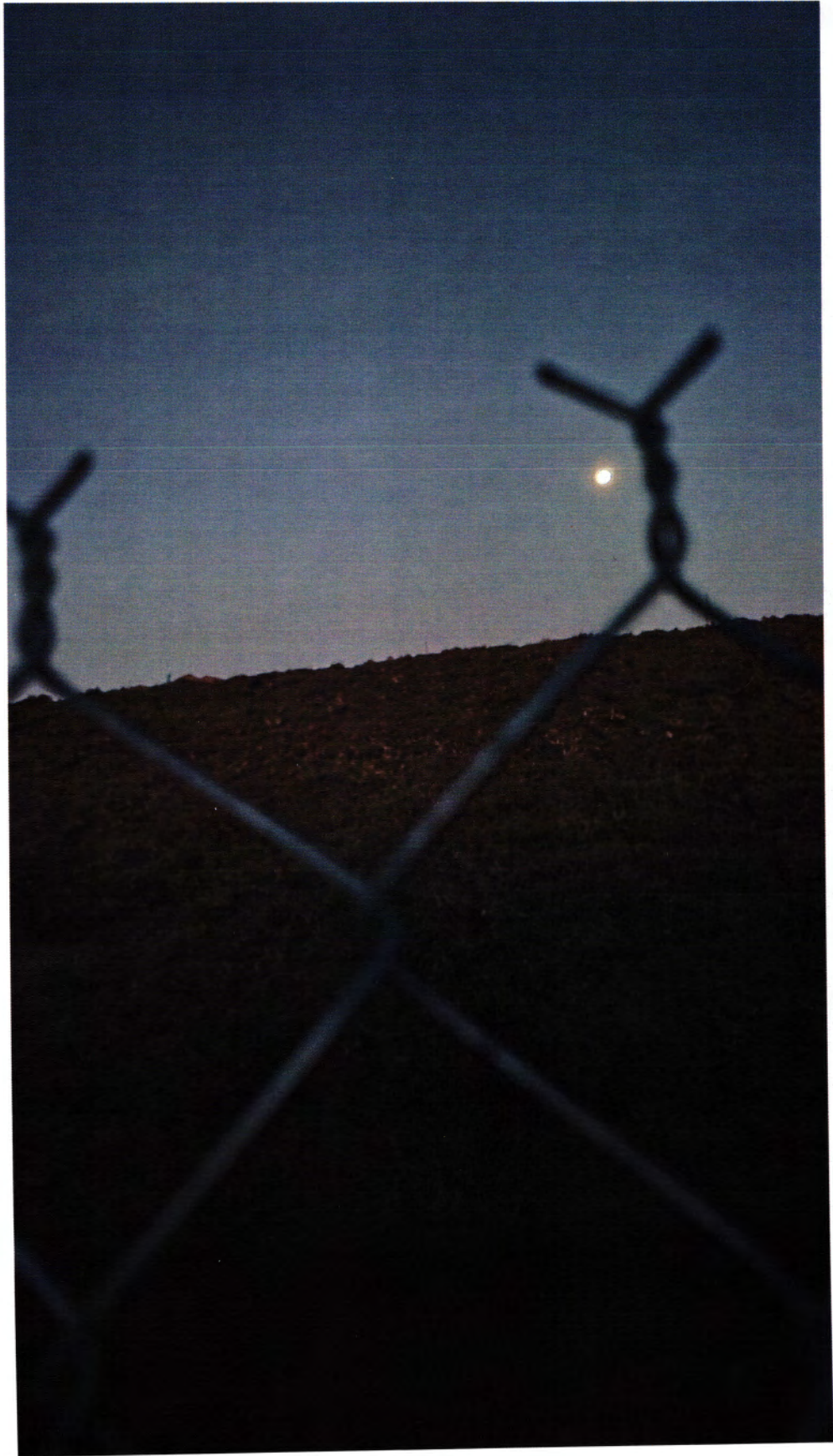




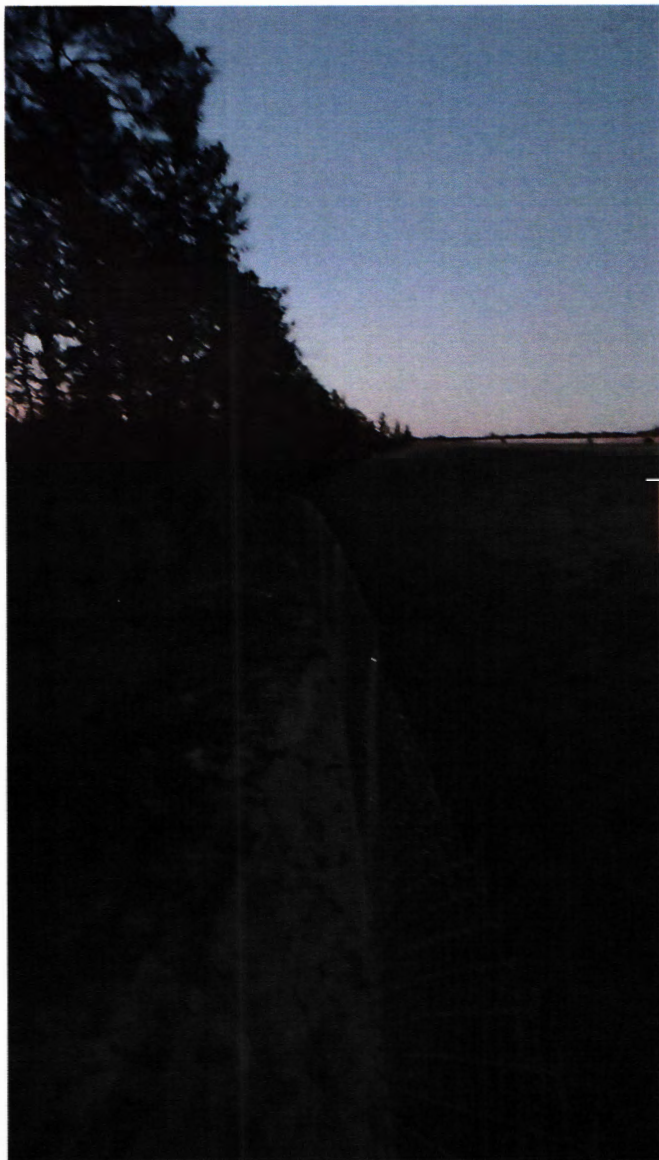
After elevation  
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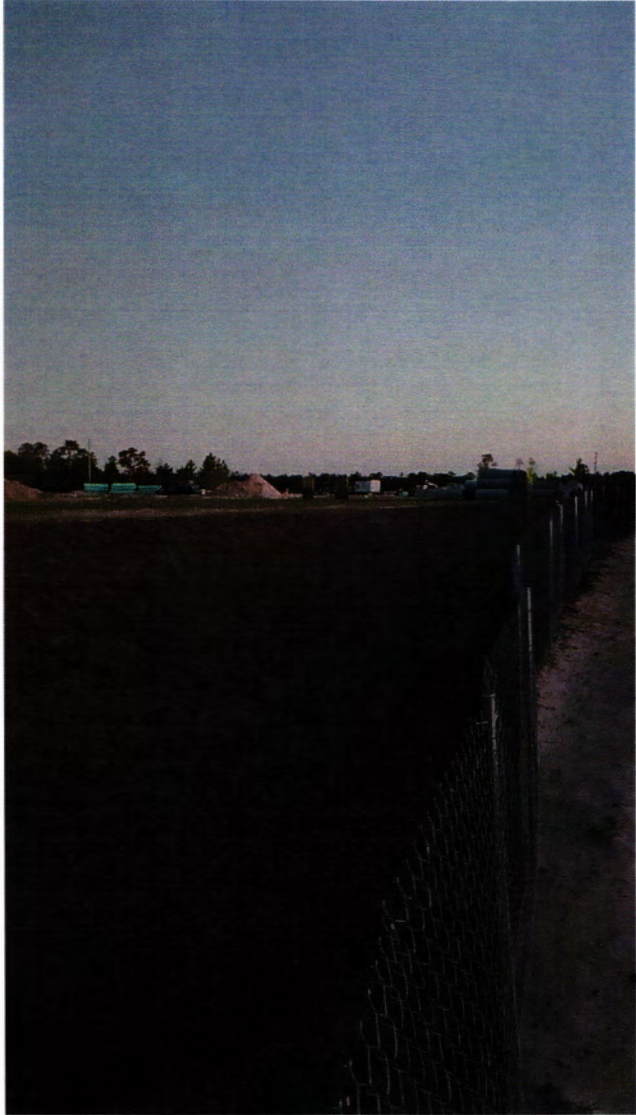


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After elevation  
raised





Before  
clearing  
and fill  
dirt



Before  
fill dirt





Before  
fill  
dirt





Before  
fill  
dirt





**Detail For Response ID: 610253**

Creation Date And Time 11/13/2025 15:58:03  
 First Dispatched 11/13/2025 16:07:22 [559s Create To Dispatch]  
 First Arrived 11/13/2025 16:22:23 [901s Dispatch To Arrived]  
 Incident Number (HCSO): 2025-00341943  
 Primary Resource 1110  
 Lamondra, Jeffrey(987)  
 Agencies HCSO  
 Response Type (HCSO): Disturbance Verbal  
 Location 17448 MABERLY RD  
 Address 17448 MABERLY RD  
 Zone (HCSO): 1-1  
 Priority (HCSO): L3  
 Call Origin Admin  
 Caller Name ALISON LYDIC  
 Caller Number 8139554634  
 Case Numbers (HCSO):  
 Disposition Codes (HCSO): Assistance Rendered

**First Statuses Per Resource**

1110	987 - Lamondra, Jeffrey;	Dispatched	11/13/2025 16:07:22
1110	987 - Lamondra, Jeffrey;	On Scene	11/13/2025 16:22:23
1110	987 - Lamondra, Jeffrey;	10-51SEC	11/13/2025 16:41:29
1110	987 - Lamondra, Jeffrey;	Arrived Sec	11/13/2025 16:41:35
1110	987 - Lamondra, Jeffrey;	Available	11/13/2025 16:51:41
1123	2035 - Dimartino, Douglas;	Dispatched	11/13/2025 16:07:22
1123	2035 - Dimartino, Douglas;	Enroute	11/13/2025 16:16:09
1123	2035 - Dimartino, Douglas;	On Scene	11/13/2025 16:25:38
1123	2035 - Dimartino, Douglas;	10-51SEC	11/13/2025 16:41:29
1123	2035 - Dimartino, Douglas;	Arrived Sec	11/13/2025 16:41:35
1123	2035 - Dimartino, Douglas;	Available	11/13/2025 16:49:38

*arrived  
4:22 pm*

**Notes**

3:58p 11/13/2025 15:58:32 kjackson TYLERCAD7 NEIGHBOR HAS BEEN DRIVING BY HER HOUSE AFTER HAVING ISSUES WITH NEIGHBOR  
 3:59p 11/13/2025 15:59:24 kjackson TYLERCAD7 AFTER THE LAST TIME SHE DROVE BY THE DAUGHTER ASKED TO SPEAK TO THE CLR// CLR ADV THE SUBJ HAD THREATENED THAT SHE WOULD BE "EATING A BULLET"  
 11/13/2025 15:59:58 kjackson TYLERCAD7 Questionnaire: Disturbance Verbal / Physical / Weapons Was the location verified verbally? - COMMENT: YES  
 kjackson TYLERCAD7

11/13/2025 16:00:00			Questionnaire: Disturbance Verbal / Physical / Weapons Describe the incident.
11/13/2025 16:00:08	kjackson	TYLERCAD7	Questionnaire: Disturbance Verbal / Physical / Weapons Is EMS needed? What kind of injuries? - COMMENT: NO
11/13/2025 16:00:49	kjackson	TYLERCAD7	Questionnaire: Disturbance Verbal / Physical / Weapons Describe all subject(s)/suspect(s), names if known. (One at a time, top to bottom) - COMMENT: MELANIE LADD HF APPROX 40-45YO LSW LONG SLEEVE TAN SHIRTBAGGY DRK JEANS
11/13/2025 16:00:56	kjackson	TYLERCAD7	Questionnaire: Disturbance Verbal / Physical / Weapons Are the subject(s)/suspect(s) armed with anything? Describe any weapons displayed or implied? - COMMENT: UNK
11/13/2025 16:00:57	kjackson	TYLERCAD7	Questionnaire: Disturbance Verbal / Physical / Weapons (Weapons) What kind of weapons are being used?
11/13/2025 16:00:58	kjackson	TYLERCAD7	Questionnaire: Disturbance Verbal / Physical / Weapons (Weapons) Who has the weapon(s)?
11/13/2025 16:01:08	kjackson	TYLERCAD7	Questionnaire: Disturbance Verbal / Physical / Weapons What is the subject's/suspect's vehicle description? (CYMBALS) - COMMENT: DRK RED FORD EXPLORER
11/13/2025 16:01:57	kjackson	TYLERCAD7	Questionnaire: Disturbance Verbal / Physical / Weapons Direction of travel? - COMMENT: WAS WALKING UP TO CLRS HOUSE// ONCE SUBJ SAW THE CLR ON PHONE THE SUBJ WALKED BACK HOME//
11/13/2025 16:02:25	kjackson	TYLERCAD7	WALKING SB TOWARDS RESIDENCE/ POSS AT 17408 MABERLY RD
11/13/2025 16:02:41	kjackson	TYLERCAD7	Questionnaire: Disturbance Verbal / Physical / Weapons Does he/she have any history of mental illness? - COMMENT: UNK
11/13/2025 16:03:47	kjackson	TYLERCAD7	DAUGHTER WHO WAS UNDERAGE AND WALKED UP TO THE CLR// UNK NAME WF APPROX 15YO UNK LSW POSS WHI TOP
11/13/2025 16:03:53	kjackson	TYLERCAD7	Questionnaire: Disturbance Verbal / Physical / Weapons Has anyone taken any drugs or alcohol? - COMMENT: NO
11/13/2025 16:03:55	kjackson	TYLERCAD7	Questionnaire: Disturbance Verbal / Physical / Weapons Is this domestic related? - COMMENT: NIO
11/13/2025 16:04:01	kjackson	TYLERCAD7	Questionnaire: Disturbance Verbal / Physical / Weapons Is there an Injunction for Protection involved? Has the respondent been served? - COMMENT: NO
11/13/2025 16:04:02	kjackson	TYLERCAD7	Questionnaire: Disturbance Verbal / Physical / Weapons Subdivision?
11/13/2025 16:04:26	kjackson	TYLERCAD7	Questionnaire: Disturbance Verbal / Physical / Weapons Contact information. - COMMENT: 1025 ALISON LYDIC
11/13/2025 16:04:44	kjackson	TYLERCAD7	CLR IS WAITING OUTSIDE FOR SON

11/13/2025 16:04:53	kjackson	TYLERCAD7	CLRS HUSBAND IS ENROUTE TO THIS 1020
11/13/2025 16:05:42	kjackson	TYLERCAD7	SUBJ IS NOW GETTING IN HER VEH
11/13/2025 16:06:18	kjackson	TYLERCAD7	NOW GETTING OUT OF VEH
11/13/2025 16:34:42	eandruss	TYLERCAD15	X17
11/13/2025 16:41:19	eandruss	TYLERCAD15	BOTH UNITS AT 17408 MABERLY
11/13/2025 16:42:19	krobertson	TYLERCAD14	1054