



Sierra Club Adventure Coast Group  
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June 13, 2022

Hernando County Planning & Zoning Commission  
Via personal delivery

● Re: H-22-13 Todd Mooney Revision to Master Plan

Chairman Fulford and Commissioners:

Sierra Club Adventure Coast Group includes Hernando, Citrus and Upper Pasco County and our many members want to protect our springs, native lands and wildlife and we support smart planning, in-fill development and affordable housing.

But this application reflects a growing trend in Hernando to revise an earlier approved Master Plan to increase density and reduce setbacks. This one would change from a plan for commercial and single family homes on two lots to a plan for thirteen 4-story commercial buildings with 614 apartments above them on the 2—4<sup>th</sup> floors that would house 1500 residents, with a height increase for some buildings from 45' to 60' high.

Our county planners have set 22 conditions to meet current LDR's for this proposal. We support these recommendations and urge you and the applicant Mr. Mooney to cooperate and incorporated these conditions into any revised plan for this property. The reduced setbacks, increased density, and increases in building height are inappropriate for this location. There is a great need for affordable housing so we hope that at least some of the new housing will meet this need.

We are especially concerned and urge protection for an existing wetland on the property that is within a Class 2 Wellhead Protection Zone that would contribute nutrients to the Weeki Wachee Riverine System. A conservation easement, buffer and vegetative setbacks would help protect it. There is also an extensive cave system and we strongly support state review to determine how to best protect the karst geologic features and floral/faunal species on the site.

Adjacent homeowners want the character of their single family residential neighborhood protected. Using Brentlawn Street—that fronts their neighborhood and ends as a dead end as the access point to a frontage road along Cortez for the new development would bring traffic, noise, pedestrian safety issues, security concerns and reduced privacy. To the east and south are four parcels of undeveloped land owned by the Boy Scouts.

We encourage smart growth strategies consistent with the current area to establish something that will be an asset to Spring Hill.

Thank you for the opportunity to present these comments.

  
Deevon Quirolo  
Conservation Chair

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