

From: [Cayce Dagenhart](#)
To: [Morry Osborn](#)
Cc: [Omar DePablo](#); alang@civil-tech.com; [Darryl W. Johnston](#)
Bcc: [Michelle Miller](#)
Date: Wednesday, October 19, 2022 9:18:00 AM

Good Morning,

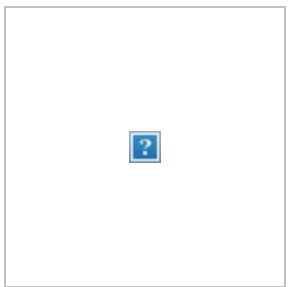
I will add your email to the public correspondence for this application. The agenda should be posted by the end of the day this Friday. I apologize that we do not have anything up on the website yet and I'm glad you reached out to us, thank you for taking the time. I can only speak to what is in the application, and what I look at during the review process.

The proposed density is .33 dwelling units per acre. The 1' contours provided by SWFWMD do not show any sinkholes on the property; it looks like there are/could be sinkholes on the adjacent property to the west. The deviation they are requesting is for the length of the road. Dead end roads are only allowed to be 600' long. The applicant has requested the road be allowed to be 2,632' because the parcel does not have access to any other roads and the County would prefer a single entrance on Centralia instead of two.

I can't provide any information about the location of the entrance, so I will leave it to Mr. Alan Garmin or Mr. Darryl Johnston to answer that question for you; they are the applicant's representatives for this project. I am including them on this response so they know the concerns you have and they can provide you with details.

Thanks again,

Cayce



Cayce Dagenhart, AICP
Planner | Planning Division
Hernando County Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057
Fax: (352) 754-4420
Email: cdagenhart@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

From: Morry Osborn <morry.osborn@nelsonmullins.com>
Sent: Tuesday, October 18, 2022 3:35 PM
To: Omar DePablo <ODePablo@hernandocounty.us>; Cayce Dagenhart <CDagenhart@co.hernando.fl.us>
Subject: Parcel Key 330056 File Number H-22-56

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 afternoon,

Please treat this communication as an attempt to “provide written comments to this office” under the first paragraph of your Notice of Public Hearing File No. H-22-56.

My wife, Michelle, and I own 10 acres across the street from the 50+ acres which is the subject of the Notice of Public Hearing referenced above. The Notice states that “information regarding this application may be obtained from the County’s website”; however, there are no details, agendas, or packets accessible under the 10/31/22 P&Z 1st Hearing meeting link. Please let me know when this information is available. I used to work in the County attorney’s office way back but practice Land Use and Affordable Housing nationally at present.

Our concerns center on the following matters:

1. Density of the project with concerns related to number of water wells because of the number of sink holes in this area and SWFWMD buying up a lot of acreage in the area.
2. What “Deviation” is being requested to the PDP(RUR)?
3. Location of entrance into the site because of the danger of oncoming traffic from the west over a rise in Centralia that blinds vehicles approaching at high speed.

If the material for this agenda item can be sent electronically when available that is appreciated or if you can notify me when the information will be available online that will be helpful. I thank you in advance for your assistance.

Regards,

Morry Osborn, Esquire
13701 Centralia Road
Brooksville, FL 34614

Image removed by sender.



MORRY OSBORN OF COUNSEL

morry.osborn@nelsonmullins.com

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From: [Cayce Dagenhart](#)
To: bbass2006@tampabay.rr.com
Cc: [Omar DePablo](#)
Date: Thursday, October 13, 2022 8:21:00 AM
Attachments: [H2256 Final Master Plan 8 17 22.pdf](#)

Good Morning Brenda,

I don't have a direct link for the staff report yet – I should have one soon that I will send to you, but I can tell you what they are asking to do.

Panther I has applies to have a single family home subdivision. They would like to create 18 parcels – none less than 2.5 acres. The allowable uses for the subdivision would be :

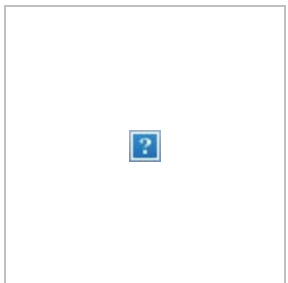
- Single Family Dwellings
- Carport, detached garage, or other buildings not used as a dwelling incidental to the principal permitted use of the premises.
- Accessory uses customarily incidental to the principle permitted use of the premises.
- Home Occupations
- Poultry and swine for home consumption maintained at least 75' from adjacent properties

The deviation they are requesting is for the length of the roadway. Dead ends are only allowed to be 600' and they would like for their road to be 2,632'. I have attached their proposed master plan for the development.

If you have any other questions let me know.

Sincerely,

Cayce



Cayce Dagenhart, AICP
Planner II | Planning Division
Hernando County Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 x 28018
Fax: (352) 754-4420
Email: cdagenhart@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

From: bbass2006@tampabay.rr.com <bbass2006@tampabay.rr.com>
Sent: Wednesday, October 12, 2022 6:21 PM
To: Omar DePablo <ODePablo@hernandocounty.us>; Cayce Dagenhart <CDagenhart@co.hernando.fl.us>
Subject: Applicant Panther i LLC File # H-22-56

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 evening,

I just read the notice of public hearing for Oct. 31 @ 0900 concerning Parcel Key 330056 -- rezoning.

Because I work during the day and am not able to find out more at the meeting, I was wondering if you could provide me a link / navigation to find out what the plans are for the property directly behind us (we live on Dry Creek Ranch Rd.).

What specifically are they wanting to build there? Houses, apartments, condos?

What does the rezoning for planned development ... specifically the portion that reads "specific AG uses with a Deviation" mean?

Can I presume that this rezoning would not affect our 5 acre parcel we live on?

If I could find the application for this company - or find where on the Hernando County site this application resides that would be great. Is there public information out there somewhere?

My neighbor and I both work so learning what is going on - after the fact - is not helpful.

I thank you for your time and look forward to hearing from you.

Sincerely,
Brenda (Bass)
12386 Dry Creek Ranch Rd. 34614

From: bbass2006@tampabay.rr.com
To: [Cayce Dagenhart](#)
Cc: [Omar DePablo](#)
Date: Thursday, October 13, 2022 10:56:11 AM

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, Cayce

Thank you for the additional information on this planned development. Definitely makes me feel better.

We've lived here almost 25 years without that property being developed behind us (was kind of nice). However, I do understand business - though I feel we are ruining our country with developing so much of the land. Glad to know they will be larger plots.

I will share this information with my neighbor, so she also understands.

Thanks again and have a great day.

Brenda

From: "Cayce Dagenhart"
To: "bbass2006@tampabay.rr.com"
Cc: "Omar DePablo"
Sent: Thursday October 13 2022 8:24:38AM
Subject: RE: Applicant Panther i LLC File # H-22-56

Brenda,

I'm sorry I just realized I did not answer all your questions. This rezoning would not affect your parcel. There will be a buffer between your property and the new subdivision.

I have attached the original application so you can see the address they provided.

If there is anything else, let me know.

Cayce

| **Cayce Dagenhart, AICP**



Planner II | Planning Division

Hernando County Development Services Department

1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4057 x 28018

Fax: (352) 754-4420

Email: cdagenhart@hernandocounty.us

Website: <http://www.hernandocounty.us/plan>

From: bbass2006@tampabay.rr.com <bbass2006@tampabay.rr.com>

Sent: Wednesday, October 12, 2022 6:21 PM

To: Omar DePablo <ODePablo@hernandocounty.us>; Cayce Dagenhart <CDagenhart@co.hernando.fl.us>

Subject: Applicant Panther i LLC File # H-22-56

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I thank you for your time and look forward to hearing from you.

Sincerely,

Brenda (Bass)

12386 Dry Creek Ranch Rd. 34614

From: [Cayce Dagenhart](#)
To: [roron](#)
Cc: [Darryl W. Johnston](#); alang@civil-tech.com
Bcc: [Omar DePablo](#); [Michelle Miller](#)
Date: Friday, October 14, 2022 9:10:00 AM
Attachments: [Screenshot_20221013-181236 Samsung Notes.jpg](#)

Rona,

I am going to refer you to the applicant's representatives (Mr. Darryl Johnston and Mr. Alan Garman) so that you may discuss your concerns with the applicant. They have been copied on this email and the number provided on the application is (352) 796-5124. I have attached the screenshot you sent and I will include this email in our public records as part of the application process.

I hope they can assist you. If you have any other questions I may be able to answer please let me know.

Thank you,

Cayce



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Email: cdagenhart@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

From: roron <roron@aol.com>
Sent: Thursday, October 13, 2022 6:48 PM
To: Cayce Dagenhart <CDagenhart@co.hernando.fl.us>; roron@aol.com
Subject: RE: Parcel 330056

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.

Cayce,

What is the area i have circled in red?

Lot 2 and lot 3 are behind my house. I really dont want to smell the odor and hear the noise. We already have a dirty pig family on the corner and many complaints have been filed.

I moved here 9 years ago from Brooklyn NY to retire in peace and serenity. I am 73 and not happy at all. We are all seniors along that property line. If lot 2 and 3 can be reconfigured the long way I would buy a piece of land that directly affects me. However, you will be disrupting and destroying the beauty of natural trees and wildlife my surrounding neighbors and I enjoy, some for generations, to put up a parking lot. And the sound from the highway would be much noisier than it already is, thus disturbing the peace.

Theres too much building around here already and not enough water and power. We dont want or need any more houses.

P.S. panther 1 is not a valid company as of 2021.

Rona Mauro

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone

----- Original message -----

From: Cayce Dagenhart <CDagenhart@co.hernando.fl.us>

Date: 10/13/22 1:56 PM (GMT-05:00)

To: roron <roron@aol.com>

Subject: RE: Parcel 330056

Rona,

Panther I has applied to have a single family home subdivision. They would like to create 18 parcels – none less than 2.5 acres. The allowable uses for the subdivision would be :

- Single Family Dwellings
- Carport, detached garage, or other buildings not used as a dwelling incidental to the principal permitted use of the premises.
- Accessory uses customarily incidental to the principle permitted use of the premises.
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If you have any other questions let me know.

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Email: cdagenhart@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

From: roron <roron@aol.com>
Sent: Wednesday, October 12, 2022 11:25 AM
To: Cayce Dagenhart <CDagenhart@co.hernando.fl.us>
Subject: Parcel 330056

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.

Please sent details of the plan for the above parcel.

I am behind the property and need to know the plan for the meetings as my neighbors and I are very concerned about our privacy!

Rona Mauro

Sent via the Samsung Galaxy S22 Ultra 5G, an AT&T 5G smartphone