

H-22-64

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9482 Mississippi Run
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February 18, 2023

Received

FEB 25 2023

Planning Department
Hernando County, Florida

TO: Omar DiPalo
1653 Blaise Drive
Brooksville, FL 34601

RE: Letter Regarding Comments
and Concerns On Proposed
Construction By Glen Lakes
Commons On Parcel 00339798

Dear Mr. DiPalo:

Attached please find an outline of the comments and concerns of the residents of Glen Lakes regarding the proposed construction on the above mentioned parcel. As you can see from the map of the proposal this parcel shares a common boundary with Glen Lakes Villages which is a single family residential area. The applicant proposes to build four story buildings with an overall height of some 53 feet. The buildings would be placed some 50 feet from the common line with the single family homes. This would have numerous detrimental impacts on the quality of life now enjoyed by the residents. It has also been estimated that the homes backing up to the proposed construction will suffer a diminution in value by losing approximately 20% of their equity value. Who will compensate the property owners for their losses?

The attached outline sets forth the areas of concern regarding the proposed construction and the matters which the residents believe have not been taken into consideration or fully addressed by the applicant. While this area is zoned commercial, it is in a residential area. The height of the proposed structures is not in keeping with the type of buildings that are found in the area. Most commercial construction on this end of the County consists of single story buildings with few if any over two stories.

This proposed construction appears to be solely concerned with maximizing profit to the current owners with little regard for integration into the area where it will be situated

If you have any questions or comments please contact me at (916)276-2171 or by email at dean@stiles.org also, would you please let me know when the meeting of the Planning and Zoning Commission will be held to discuss this application.

Thank you for your consideration.



Hugh Dean Stiles
President, GlenLakes, Villa One HOA

Attached: Outline of Concerns

Lack of complete consideration/communication with GL residents
Developer only to prepare area for construction of seven parcels
Maximizing Profit only goal for zoning requests

Diminution in Value

Four or five story building within fifty feet of residential area
Rural area
Drainage/Wetlands

Security

No security for GL residents
Increased usage by public drawn to area by development
Decreased security for GL residents

Traffic

Traffic Study
Should be done prior to approval to determine issues and cost
Glenlakes blvd is Private Road for residents and their guests
All roads Including Glenlakes blvd and Outer Banks south of GLB were
deeded to the HOA by the owners.

Noise

Main entrance of ALF and Hotel and for all proposed construction.
Light and Air
53 feet from back of property
Prior proposal limited to two stories
ALFs in county only two stories in residential areas.
Shadow from direct sun until afternoon

Utilities impact

Increased Water usage
Impact on GL residents diminished pressure
Increased Sewer usage
Where will sewage go
Adverse impact on GL residents
Smell

Use of GL Facilities

Golf course open to public

Fire Equipment

Large enough to take care of multistory building
Ambulance use
Who bears cost of increased service

Evacuation

Hurricane
Mandatory evacuation zone west of HW19
Many residents do not drive
Interference with existing residents evacuation ability