

**From:** [Don Lacey](#)  
**To:** [Ed Baines](#)  
**Cc:** [tcsorba@coastal-engineering.com](mailto:tcsorba@coastal-engineering.com); [Michelle Miller](#); [Omar DePablo](#)  
**Subject:** RE: Brookridge Neighborhood Proposed Rezoning  
**Date:** Wednesday, August 10, 2022 2:20:53 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.

Mr. Baines,

Thank you for your comments below. We have already received telephone comments from other residents mentioning the desire for an opaque fence of sufficient height to mitigate visual and noise (existing and anticipated) along the southern boundary of Brookridge. That issue and traffic management will be two of the items that will be discussed at the Neighborhood Inquiry Workshop next week. I look forward to meeting you there.

I am also passing along your email to the Hernando County Planning Department so they are aware of some of the comments we are already receiving.

Thank you,

Don Lacey

*Donald Lacey*

Senior Vice President  
Coastal Engineering Associates  
966 Candlelight Boulevard  
Brooksville, FL 34601

o (352) 796-9423 x 1003

m (352) 585-0493

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**From:** Ed Baines <bainesed0525@gmail.com>  
**Sent:** Wednesday, August 10, 2022 1:09 PM  
**To:** Don Lacey <dlacey@coastal-engineering.com>  
**Subject:** Brookridge Neighborhood Proposed Rezoning

To whom it may concern,

I am a resident of Brookridge and have issues regarding your proposed development of property immediately outside our Main Gate.

The diagram indicates that the preferred Main Entrance to the new proposed shopping area will be turning right off of Brookridge Central Blvd. onto Reverse Frontage Rd. The other two entrances, one from Cortez Blvd. if you are coming from Brooksville and a third coming from Grove Rd are going to be the lesser used entrances to your development. Brookridge Central will be the only convenient access from Cortez Blvd. coming from the US-19 direction which is the bulk of where the traffic comes from. Cortez Blvd. is a divided highway and turning left off of Cortez into the shopping development will not be an option and Grove Rd. will be even less convenient. This leaves Brookridge Central Blvd. (Reverse Frontage Rd.) as the most used entrance. This is going to cause even more traffic to a road that experiences high volumes of traffic on our ONLY entrance road to Brookridge 55+ Community, (Brookridge Central Blvd) now.

In addition the Reverse Frontage Road running along our Brookridge Border will cause additional traffic noise over and above the noise we have from Cortez Blvd. now, and security of our gated community park by placing a new shopping mall right outside our park border. This new road right along our property border will invite vandalism in our park by outside influences. A possible solution to this is to build a noise abatement wall along the Brookridge border and Reverse Frontage Rd.

I am very concerned about this as I am sure all other Brookridge residents will also be concerned. I plan on coming to the meeting you have scheduled for August 16th to voice these concerns and hear your proposals.

V/R

Ed Baines

14394 Miranna St.

Brooksville (Brookridge), Fl.

Sent from Mail for Windows

**From:** [G C](#)  
**To:** [Michelle Miller; dlacey@costal-engineering.com](#)  
**Cc:** [Crisra; Cliconn@yahoo.com](#)  
**Subject:** Referenced 28.50-acre parcels KeyNo.00419372,1246618,00346478 located N of Cortez  
**Date:** Thursday, August 11, 2022 9:08:10 AM

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To Don Lacey, Michelle Miller  
& All Involved regarding Referenced 28.50-acre parcels  
KeyNo.00419372,1246618,00346478 located N of Cortez

Please consider this our response to the correspondence we received regarding the above listed property.

We do have questions as well as comments.

We would also ask that you Please consider a interactive you tube or zoom meeting as not to exclude seasonal residents that will be impacted by the decisions made. As you know, Florida is a Snow bird state and Brookridge is the home too many seasonal residents .Most do not drive back to Florida until November or December.

Also, with covid still being an issue, others feel it a health risk to be in a small indoor area.

Another consideration, is our Canadian Residents, will they even get the mail in time to respond? I was told by my Canadian neighbor it takes more time for mail to reach them.

I called about this property 2 weeks ago and was told this was on hold for a while and now all of a sudden things seem to be moving quite fast.

\*\*\* Just a Thought: Brookridge uses You Tube for BOD Meetings and other meetings. It's interactive, people can sign in and ask questions & get answers it would be a benefit if this meeting could have possibly been held at Brookridge. We have a large clubhouse. Is there any reason why this wasn't an option? Was it ever looked into?

Please advise.

We purchased our home on Midfield in Brookridge with the thought of eventually being a full time resident.

We love it where we are because it is quiet, peaceful, relaxing and we feel this has

enhanced our quality of life and wellbeing.

It was very quiet with the property being used as a cow pasture & we loved the privacy.

We are not at all opposed to the property having A grocery store, Restaurant, or maybe a fitness center & some other favorable establishments.

However, we would be very opposed to a Bar, Car Dealer anything with loud music or intercoms blasting outside, anything open late or to the early morning hours. We would hope there would not be another Marijuana dispensary there either.

We would ask that an opaque fence, a noise abatement structure, something for privacy ,noise reduction & safety to be put in place or next to, or replacing the existing cyclone fence that is currently between our property & the above listed property and any other necessary area. Vandalism is also a concern, with more traffic, more risk.

A high Opaque noise abatement fence would solve many issues & concerns. Trees are just not enough!

We are also concerned about lighting. It's hard to sleep with a lot of bright lights. Many of us sleep with our windows open, retire early & appreciate The cool evenings & fresh air!

As you are aware, we are a senior 55 + community, so please consider that when making your decisions.

There is the question of traffic and how this will effect people coming & going through the guard shack area at Brookridge. Will this hold up traffic, causing pile up's entering & exiting Brookridge? This could in turn affect Cortez as well.

Have any studies been done on this? If so, by whom and what did the studies show? This is something that needs to be considered as to not block the flow of traffic entering and leaving Our Brookridge Community.

Sadly, we have ambulances come in too Brookridge often and would not want to delay them in any way.

We would like to add, that it would be wonderful to have a paved walkway for pedestrians to be able to walk from the Brookridge community to the New establishments.

We would actually look forward to the possibility of a Publix, or another grocery store being there. Hopefully this would be one of the considerations.

We understand Hernando County is growing and love it here. We do look forward to some positive new changes.

We trust you will consider how this will affect our established 55 plus community keeping Safety, Noise, Privacy and, the flow of traffic Entering and leaving Our Brookridge Community in mind.

We are seasonal residents currently. That is why we cannot be at attendance in person.

We received the notice Of the August 16 Meeting, last evening August 9th after 5 pm in the mail and wanted to respond ASAP.

Sincerely,

Gerriann & Gerald Craft

**From:** [L Biddle](#)  
**To:** [dlacey@costalengineering.com](mailto:dlacey@costalengineering.com); Michelle Miller  
**Subject:** Lot in front of Brookridge and Cortez  
**Date:** Thursday, August 11, 2022 3:52:46 PM

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I am requesting you consider adding a special gate for walker and/or golf carts if you plan to have stores for shopping and fast food to allow Brookridge residents access to those locations.

Larry Biddle  
14318 Nectarine St.  
Brooksville FL 34613

Larry  
lbss478@yahoo.com

**From:** [Zoning Department](#)  
**To:** [Alan Congdon](#)  
**Subject:** FW: Planned Development -located north of Cortez Blvd. adjacent to Brookridge Community  
**Date:** Monday, August 15, 2022 1:47:09 PM  
**Attachments:** [Hernando County-Development.doc](#)

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**From:** Carol Wortman <wortmancarol1@gmail.com>  
**Sent:** Sunday, August 14, 2022 7:05 PM  
**To:** Zoning Department <zoningdepartment@hernandocounty.us>  
**Subject:** Planned Development -located north of Cortez Blvd. adjacent to Brookridge Community

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Att: M. Miller-Hernando County Planning Dept.

Please find attached a letter from my husband & myself regarding the proposed development.

We certainly welcome the development but do have some questions and concerns we hope the planning commission and developer will take into consideration.

Thank You  
Lawrence & Carol Wortman

August 14, 2022

Hernando County Planning Dept.  
1653 Blaise Dr.  
Brooksville, FL 34601

Dear Commission Representatives:

Re: Planned General Highway Commercial Project  
HCPA Key # 00419372, 1246618, 00346478- located north of Cortez Blvd.

We are currently home owners of the property located at 14370 Midfield Street in the Brookville Development. Our property abuts the parcel of land where the new development is proposed.

First we would like to state that we certainly do not object to the development of the property referred to, but do have concerns and ask that you consider our concerns when approving this project. This is due to the close proximity to our property and that of our neighbours.

Our concerns/requests are as follows:

- Would it be possible for the construction of a solid fence or wall as opposed to a line of trees along the homeowners' property line next to the proposed street. I believe having the developer install such a privacy/security barrier is not an unreasonable request and is fairly common in areas where commercial development adjoins a residential subdivision.
- Our second concern is the type of business that will be allowed in this development. Hopefully it will be restricted to retail stores or services and not include bars or any type of entertainment venue. This is due to the hours of operation for this type of establishment and the noise factor.
- We also have another concern regarding our cable (spectrum) and electric power access which run along the south side of the chain link fence behind our house. Please consider the access to these services when planting a berm or installing a solid wall or fence. We definitely need a buffer from the delivery trucks, dumpsters, and traffic.

We're excited to see this property developed and look forward to the convenience of having retail businesses suitable for the area and will certainly support them.

Please consider our concerns and give them serious thought when making your decision.

Thank You  
Lawrence & Carol Wortman  
14370 Midfield St.  
Brooksville, FL 34613  
Email cawortman@msn.com

Cc Don Lacey, A.I.C.P  
Director of Planning for Coastal Engineering Associates



**From:** [Dan & Lynn](#)  
**To:** [Michelle Miller](#)  
**Subject:** Property backing up to Brookridge  
**Date:** Thursday, August 11, 2022 9:37:03 AM

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Ms. Miller,

I am a resident of Brookridge and am very concerned about the upcoming discussion regarding the 'cow pasture', the property between Cortez Blvd and Brookridge. I think preserving that section of land as fields enhances the beauty and ambience that is associated with the Brooksville area. From Brookridge west along Cortez Blvd are numerous strip malls, restaurants, and other businesses. I would urge preserving this area as a beautiful, undeveloped reminder of the Brooksville/Brookridge area we love.

Thank you,  
Linda O'Neil

Sent from my iPhone

**From:** [Terry Lee](#)  
**To:** [Michelle Miller](#)  
**Subject:** Brookridge  
**Date:** Friday, August 19, 2022 5:31:27 PM

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This plan is not well thought out you will be creating an intersection 100ft in front our guard creating a dangerous situation for our residents.where will the stop sign be? There is possibility of traffic backing up to 50 I. Reject your plan

[Sent from Yahoo Mail on Android](#)

# ***Brookridge Community Property Owners, Inc.***

## **“A 55+ Retirement Community”**

To: **Hernando County Florida Planning & Zoning Commission Members**

From: **Steve Pasono, Chairperson, Brookridge Advisory Committee**

Date: **October 31, 2022**

Re: **Impact to Brookridge Community of the proposed “Master Plan Revision on Property Zoned PDP (GHC)/Planned Development Project located at the Northeast Corner of Cortez Blvd & Brookridge Central Blvd (Parcel Key #'s: 419327, 1246618, 346478)”**

My name is **Steve Pasono**. I am a resident in Brookridge and Chairperson of the **Brookridge Advisory Committee** speaking today on behalf of our Brookridge Board President, General Manager, Captain of Security, and Public Works Manager. Our **Brookridge Advisory Committee** will be representing our Brookridge Administration on this proposed development moving forward.

We believe this development could be mutually beneficial as this proposed development will provide convenient retail services to our residents, and our approximate 4,500 Brookridge residents could provide a substantial daily customer base to the businesses of this proposed development.

### **About Brookridge Community**

- ⇒ 55+ Manufactured home deed-restricted retirement community located at the north end of Brookridge Central Blvd.
- ⇒ 24/7 Secured & gated restricted access community, with one single point of vehicle entry and exit at the security gate at the north end of Brookridge Central
- ⇒ Extremely active community with a private 18-hole golf course, extensive amenities, and approximately 60 clubs for our residents

### **Size & Scope of Brookridge**

- ⇒ We are a very large manufactured home community of **2,800 homes** (of the approximate 6,000+ manufactured home communities in FL, we have been informed Brookridge is likely in the top 15 in size, in our state)
- ⇒ Brookridge has approximately **4,500 residents**
- ⇒ We own and maintain **33+ miles of private roads** within our community
- ⇒ We have more than **1,500,000 vehicles annually** passing through our restricted access gate via Brookridge Central Blvd. These vehicles include autos, services trailers, truck deliveries, semi deliveries, and large tractor trailers bringing in 60' manufactured homes. Brookridge Central Blvd is stressed to handle our current traffic volume.
- ⇒ We have approximately **1,200 resident-owned golf carts** within our community

## **Issues Brookridge Would Like Considered in This Proposed Development**

1. **Traffic Flow on Brookridge Central Blvd.**: Our current 1,500,000 vehicles passing through our security gates annually on Brookridge Central Blvd. already causes significant vehicle congestion and vehicle back-ups (at certain times of the day) at our security gate as well for vehicles attempting to turn west (right) on Cortez Blvd coming out of Brookridge.
2. **Border** (decorative tall wall) between Brookridge Community property and the proposed development to provide the privacy, security, and noise / nighttime lighting protection to Brookridge residents
3. Proposed Development **Nighttime Lighting & 24-Hour Noise**:
  - a. Ensuring proposed development **lighting** does not encroach Brookridge resident homes.
  - b. Ensuring proposed development business **noise** throughout the day and night does not impact Brookridge resident homes (i.e., vehicle and truck noise, trash dumpster emptying, possible music playing outside of businesses, not allowing deliveries or trash pick-up between 7:00 PM and 7:00 AM, etc.)
4. **Brookridge Sign** on Brookridge Central Blvd.: Ensuring our Brookridge sign is considered in any potential reworking of Brookridge Central Blvd. to ensure its current location and unblocked visibility from all directions
5. **Golf cart access and golf cart parking** to the businesses of the proposed development for the 1,200 Brookridge resident-owned golf carts

On behalf of our Brookridge Leadership Team, our ***Brookridge Advisory Committee*** would like to thank the Hernando County Zoning & Planning Commission for allowing Brookridge to weigh in of this proposed development.

If this Committee has additional questions or would like further discussion with Brookridge, my contact information is as follows:

**Steve Pasono**, Chairperson  
Brookridge Advisory Committee  
Cell: (262) 225-5332  
Email: [sdpazno@gmail.com](mailto:sdpazno@gmail.com)