

From: [Ellen Kraft](#)
To: [Victoria Via](#); [Michelle Miller](#); [Planning Resource Object](#)
Subject: H-25-26
Date: Tuesday, October 7, 2025 4:03:50 PM
Attachments: [H-25-26.pdf](#)

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 see attached letter for review by the Planning & Zoning Commission prior to the October 13, 2025, hearing on the application #H-25-26. Neither my husband nor I will be able to attend this hearing.

I have also attached photos of the flooding issues after any large storms, as referenced in my letter.

I would respectfully ask that the attached letter be read aloud at the Hearing so that those in attendance have the opportunity to hear my comments as they would if I were able to attend the meeting.

We are asking that the application be denied.

Thank you in advance.

Ellen M. Kraft
3350 Sunnyhill Drive, Brooksville FL







3350 Sunnyhill Drive
Brooksville, FL 34602
October 8, 2025

Victoria Via | Agenda Coordinator
Hernando County Planning Department
1653 Blaise Drive, Brooksville, FL 34601

RE: H-25-26

To Whom It May Concern:

My name is Ellen Kraft and my husband and I own property at 3350 Sunnyhill Drive in Brooksville, Florida. Neither my husband nor I will be able to attend the Planning & Zoning Commission Meeting scheduled for October 13, 2025.

I am, therefore, writing to express concern over the proposed zoning changes and requested deviations from setbacks, maximum building coverage, minimum lot width, and minimum lot size with respect to file number H-25-26. I thank you in advance for reading this letter aloud at the Meeting so that everyone in attendance has the opportunity to hear my comments as they would if I were able to attend in person.

It is unclear to me whether the petitioner's request at this juncture is solely for zoning changes or also for deviation approvals for a planned development. I believe petitioner may have had an initial plan approved many years ago, but that approval has long since expired, and may have included fewer or different parcels, so an entirely new application would need to be filed subject to all ordinance changes.

I would note that by the terms of the application at hand, Petitioner seeks to immediately deviate from the very zoning changes which he now requests. I would respectfully suggest that if petitioner requests a zoning change, he should be prepared to abide by the dictates of that zoning change and not immediately seek multiple and varied deviations from setbacks, building coverage, lot width, and lot size of the newly zoned area.

My neighbors and I, all who live on AG zoned lots, are well aware of the I-75/SR 50 Planned Development District. There were reasons, which we may or may not have agreed with, as to why Hernando County chose PDD zoning along Kettering Road. There were *also* reasons as to why much of the area remained AG zoned, particularly those lots that are closer to the Withlacoochee Trail and on the downside of the natural berm of Thoroughbred Drive.

What is the justification now for changing the zoning? There is none.

What basis is there to permit broad deviations from the precise change in zoning which petitioner is now requesting? There is none.

I would note that there are NOT 314.70 acres of buildable land at the proposed site; much of the land has already been utilized by petitioner for many years for the excavation and sale of

sand. The the large “recreational pond” referenced is actually the scar left on the land from that excavation; a self-created hardship from which the petitioner has already profited immensely. Petitioner has already used the resources of this land to his financial gain. To now grant him the deviations requested so that he can construct 988 dwelling units on the subject property and profit further is outrageous, irresponsible and in direct contravention of the County’s Comprehensive Plan. There are legitimate and well-founded reasons for setback, building coverage, lot width, and lot size requirements. They should not be casually ignored.

As the Commission is already aware, there is currently no water supply or waste water service to the subject parcels. There are not sufficient schools. Traffic on Kettering Road is already over-burdened by the Benton Hills, Verona Hills and Sunrise residential projects, the Walmart warehouse and the additional warehouses already approved. Even if Kettering is eventually expanded to four lanes (?), adding a traffic light at Benton Hills is not a sufficient response. To date, mandated road expansions have *not* occurred prior to construction.

Only two means of egress onto Kettering Road, *for an additional 988 dwelling units*, will create a traffic nightmare and raises serious safety concerns in case of needed emergency access, not only for those in the new developments, but for all who rely on Kettering Road for access.

Several of the proposed water retention areas, particularly the one adjacent to my property, and others adjacent to the Withlacoochee Trail, are already areas that flood with every storm. Photos are attached to this email to show the flooding both on our property and on the subject property after the most recent hurricanes. Adding runoff from the proposed units will aggravate the flooding exponentially and create serious issues on contiguous properties. (A roof displaces approximately 0.623 gallons of water per square foot for every inch of rainfall.)

Finally, even a sixty (60') foot “buffer” at the perimeter is insufficient to protect the AG zoned parcels that are contiguous to the proposed development, or to *any* development of that acreage. A solid wall with a natural buffer on both sides, as well as engineered drainage solution, would be appropriate. I would ask that the County commit to monitoring the construction of any such buffer as that has not been done with the “excavations” over the past years.

Very truly yours,


Ellen M. Kraft

EMK: mmi

From: [Sue Alfano](#)
To: [Planning Resource Object](#); [Victoria Via](#); [Michelle Miller](#)
Subject: RE: H-25-26
Date: Wednesday, October 8, 2025 3:44:43 PM
Attachments: [Susan Alfano H-25-26.pdf](#)

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 see the attached letter in regards to application H-25-26. As I will be unable to attend the Planning & Zoning Commission hearing for this application on October 13, 2025, please read the letter aloud at the hearing so that it becomes part of the official record.

I am asking that the H-25-26 rezoning request be denied.

Thank you,
Susan Alfano
3273 Sunnyhill Drive, Brooksville, FL

3273 Sunnyhill Drive
Brooksville, FL 34602
October 8, 2025

Victoria Via, Agenda Coordinator
Hernando County Planning Department
1653 Blaise Drive, Brooksville, FL 34601

RE: **H-25-26**

My name is Susan Alfano and I own the property at 3273 Sunnyhill Drive in Brooksville, Florida. This has been my home for over 25 years. **I am against the H-25-26 rezoning request.** Since I am unable to attend the Planning & Zoning Commission meeting scheduled for October 13, 2025 please read this letter aloud at the meeting so that it will be part of the official record.

I am against the H-25-26 rezoning request for the following reasons and concerns listed below:

1. There is current zoning in place that the majority of the property owners wish to remain as is. The property rights of the applicant should not be allowed to trump the property rights of the larger group that would be impacted by the change. These are people's homes. When we built our homes and invested our life savings into our properties there was a reasonable expectation that the planned zoning would remain in place. Putting incompatible development next to agricultural areas is inviting conflict. Specifically, the 3 lots on Thoroughbred Drive were part of the Melton Class A subdivision bound by a recorded covenant and restricted to one house per 10 acre lot. These lots should have never been separated from that subdivision. Attempting to include them in the proposed Ariana Estates project brings the potential for conflict even closer to the agricultural properties. Zoning changes should not be made lightly, and when they are they should benefit the public. H-25-26 does not benefit the public as the public will not have access to any of this property.
2. The map of the proposed Ariana Estates project depicts retention ponds adjacent to the agricultural properties with existing homes to the south. The lessons that should have been learned from Hurricanes Helene and Milton is that areas that never flooded and were never expected to flood, did. The high rate of rain with no place for the water to go resulted in catastrophic losses to homes. Given the density of houses, and the amount of impermeable surface, the potential for the retention ponds to reach capacity during a storm is real. When that happens, where will the water go? It can't drain to the river as it is blocked by the Withlacoochee State Trail. Water already pools in the area by the trail after heavy storms, and remains for weeks so it won't percolate into the ground either.
3. We all have wells for our drinking water. With all the houses in the existing, in progress, and proposed developments tapping into the same water source has a SWFWMD study been done to see if this could potentially overtax this limited resource?
4. This area is essentially devoid of any services. There's one fire station, one county park, one preserve. No schools, nearest hospital - 15 miles, nearest police station 14 miles. Impact fees don't begin to cover what is needed, and the burden will once again fall on the current county property taxpayers. What happened to DOGE? How is one individual's profiteering the best use of taxpayer's dollars?

Sincerely,
Susan Alfano