

**From:** [Planning Resource Object](#)  
**To:** [Danielle Nigro](#)  
**Subject:** FW: Opposition to SE25-05 – Special Exception Use Permit for Assisted Living Facility  
**Date:** Monday, July 7, 2025 7:08:19 AM

---

---

**From:** Desiree <kndjones@tampabay.rr.com>  
**Sent:** Sunday, July 6, 2025 8:09 AM  
**To:** Planning Resource Object <Planning@co.hernando.fl.us>  
**Subject:** Opposition to SE25-05 – Special Exception Use Permit for Assisted Living Facility

**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.

**Dear Hernando County Planning Department,**

**I am writing to formally oppose the Special Exception Use Permit (File Number: SE25-05) requested by Aliviya Rose Manor LLC for the construction of an Assisted Living Facility near Fayson Lane, Arrendonda Avenue, and Chippendale Street.**

**As a resident of this community, I believe this proposal is incompatible with our quiet, single-family neighborhood. The increased traffic from staff, medical providers, emergency services, deliveries, and visitors would create serious safety risks for children, seniors, and pedestrians. The additional noise, lighting, and infrastructure demands would significantly disrupt the peaceful environment we rely on.**

**I respectfully urge the Planning and Zoning Commission to deny the application due to these valid concerns regarding safety, compatibility, and quality of life for existing residents.**

**Please include this letter in the official public record.**

**Sincerely,  
Desiree Jones  
2296 Fayson Ln, Spring Hill, FL, 34609  
352-573-1723**

**From:** [Planning Resource Object](#)  
**To:** [Danielle Nigro](#); [Nichole Street](#); [Michelle Miller](#)  
**Subject:** FW: Opposition to Proposed Assisted Living Facility on Fayson Lane & Arrendonda  
**Date:** Wednesday, July 9, 2025 7:13:44 AM

---

---

**From:** Denise Rivera-Sanchez <denise@mbscapitalmarkets.com>  
**Sent:** Tuesday, July 8, 2025 5:49 PM  
**To:** Planning Resource Object <Planning@co.hernando.fl.us>  
**Cc:** Denise Rivera-Sanchez <denise@mbscapitalmarkets.com>  
**Subject:** Opposition to Proposed Assisted Living Facility on Fayson Lane & Arrendonda

**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,

I am writing as a concerned resident of 14004 Chippendale Street, Spring Hill, FL 34609, regarding the proposed construction of an assisted living facility at Fayson La., Arredonda Ave. and Chippendale St.. I respectfully urge the zoning board to reconsider approval of this development.

While I fully support the need for quality elder care in our community, this location raises significant concerns for me and many of my neighbors. Our objections include:

**Traffic Safety:** increased traffic from staff, visitors, service vehicles would create congestion on already busy streets and pose safety risks for pedestrians, especially children and seniors.

**Neighborhood Character:** The scale and nature of the facility are not compatible with the surrounding single-family residential homes and would drastically alter the character of our community.

**Environmental Impact:** Construction and long-term operation may affect local green spaces, increase noise, and strain utilities and infrastructure not designed for such a facility. In addition, there are turtles which have their homes on that property.

Property Values: An assisted living facility often leads to decline in nearby residential property values, a concern for many homeowners in the area. Residents in the area have worked very hard to keep their home values up and for some it's their only asset.

I ask that the zoning board consider alternative locations suitable for this type of development and consider the strong concerns of local residents.

Thank you for your attention and service to our community.

Sincerely  
Denise Rivera-Sanchez