

From: [Planning Resource Object](#)
To: [Danielle Nigro](#)
Subject: FW: CASE #H-24-82
Date: Monday, June 2, 2025 3:59:16 PM

From: Mindy Fellman <mindyfellman@gmail.com>
Sent: Monday, June 2, 2025 12:13 PM
To: Omar DePablo <ODePablo@hernandocounty.us>; Jeffrey Rogers <JRogers@co.hernando.fl.us>; Tobey Phillips <tphillips@co.hernando.fl.us>; Scott Herring <SHerring@co.hernando.fl.us>; Planning Resource Object <Planning@co.hernando.fl.us>
Cc: PinehurstConcernedCitizens@gmail.com
Subject: CASE #H-24-82

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Omar DePablo
Jeff Rogers
Toby Phillips
Scott Herring

This email is in protest to the building you are planning on the land on 19 and Pinehurst. I live in this neighborhood and I am not in favor of 5 businesses taking over this space. Cars driving fast are already an issue on our neighborhood roads. The last thing we want is more traffic. The proposal is also for a fast food restaurant. That will bring noise and lights at night that we don't want as well. The trees in this area are a barrier to 19 and you want to take those down to build these buildings. The developer said they will put new trees up, but it will take years for those trees to grow.

You do not live in this area - We do! There are plenty of other vacant lots you can develop. We don't want this in our neighborhood!

Sincerely,

Mindy Fellman

5501 Alderwood St, Spring Hill, FL 34606

From: [John Allocco](#)
To: [Colleen V. Conko](#)
Subject: Fw: Comments on H-24-82 Pinehurst Hearing Aug. 5th
Date: Wednesday, July 23, 2025 3:58:19 PM

Please add to comments

John Allocco
District 3
Hernando County Board of Commissioners

From: DeeVon Quirolo <sierraclubadventurecoastcc@gmail.com>
Sent: Wednesday, July 23, 2025 3:55:45 PM
To: John Allocco <JAllocco@co.hernando.fl.us>
Subject: Comments on H-24-82 Pinehurst Hearing Aug. 5th

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John--Please accept the following comments on the Pinehurst development H-24-82 scheduled for hearing at the August 5th BOCC meeting. I am unable to attend in person. I write to you today on behalf of the members and supporters of the Sierra Club Adventure Coast Group. Green space is essential for quality of life and clean air. We encourage you to value the long-standing zoning of this parcel. It was originally depicted in an advertising brochure from Deltona Corporation and included in the approved Deltona Master Plan as a green landscaping barrier fronting US Highway 19 as part of the main entrance into the Spring Hill area and the planned residential development behind it.

Now an out of town developer is asking you to overturn the required provision for a green buffer that was part of the original site plan. Homeowners purchased residences there based on that promised green buffer zone. How is it possible to revoke that condition now with an encroachment of such clearly incompatible use.

The property is located within the FL-DEP Weeki Wachee Priority Focus Area as contributing too many nutrients into the springs and within a floodplain that will require specific permitting and mitigation and perhaps an FDOT drainage permit. It should remain as part of the undeveloped watershed that absorbs stormwater runoff and carbon dioxide from vehicular traffic as originally designed.

This parcel was rejected for development in 1988, 2010 and 2022 and is now back again. This latest rezoning application seeks to subdivide this parcel into five commercial units including retail, restaurants and financial institutions including drive-thru's, medical and dental offices, and business/professional or nonprofit offices, also with drive throughs. The applicant is seeking setback deviations from 125' to 50' along Highway 19 and along Pinehurst Drive, from 35' to just 5' for large retail development. The planning department is requiring a Frontage Road along the entire property fronting US 19.

Residents want access to Pinehurst Drive to remain residential with no connectivity to this new development. There is strong opposition to commercial intrusion into this residential area. It certainly won't protect the residents from the new impacts of heavy traffic and delivery trucks along Pinehurst Boulevard. Noise from this new development combined with its location at a busy intersection without a green buffer will diminish quality of life.

At a minimum, this intensity and incompatibility with existing residences should be mitigated with a 50 foot landscape buffer along Pinehurst Drive. As was required in the 2010 application, a concrete wall inside the green buffer on Pinehurst Drive facing residences should be required, and new HVAC mechanical/operational equipment set back at least 100 feet and shielded with screening.

Given the intense unplanned development that has already occurred in Spring Hill, please consider quality of life issues for residents in weighing this new application. Clearly, there is concern that this land be converted into something that is not needed to replace its current function as green space that was a condition for the earlier approval to build the residential area behind it. If approved, it will negatively impact the lives of nearby residents with no demonstrable need for this type of development in lieu of a required green buffer that is required in all major developments. Thank you for the opportunity to submit these comments. In the end, will it make Spring Hill a better place to live?

DeeVon Quirolo
Sierra Club Adventure Coast
Chair

The Sierra Club is America's largest and most influential grassroots environmental organization, with more than 3.5 million members and supporters. In addition to protecting every person's right to get outdoors and access the healing power of nature, the Sierra Club works to promote clean energy, safeguard the health of our communities, protect wildlife, and preserve our remaining wild places through grassroots activism, public education, lobbying, and legal action. For more information, Visit www.sierraclub.org/florida/adventure-coast.

From: [Louella Heaton](#)
To: [Administration Resource Object](#)
Subject: H2482
Date: Friday, July 25, 2025 7:55:42 AM

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Thank you for your service and keeping Hernando county beautiful.

I am very concerned with development file number H-24-82 we are unable to access onto Springhill Drive from Pinehurst on a daily basis. Absolutely no entrance or access can be made on Pinehurst. This is a safety issue for our children in our neighborhood!!! Our neighborhood votes no on rezoning H – 24–82.

Thank you for your time and please take this all into consideration. This is the third time we have had to fight for our neighborhood. You can revisit the last two attempts.

Pinehurst Concerned Citizens

Sincerely

Louella Heaton
louellaheaton@aol.com

From: [brabbitt79](#)
To: [Ryan Amsler](#); [Brian Hawkins](#); [John Allocco](#); [Steve Champion](#); [jcampbell@co.hernandocounty.us](#); [Administration Resource Object](#); [jrogers@co.hernandocounty.us](#)
Cc: [pinehurstconcernedcitizens@gmail.com](#)
Subject: H-24-82 Pinehurst Hearing Aug. 5th
Date: Wednesday, July 30, 2025 7:09:08 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.

We are writing to formally OPPOSE the proposed rezoning request for H-24-82 scheduled for your consideration on August 5th. As concerned residents of Hernando County, we believe this rezoning poses significant safety risks to our community that cannot be overlooked. No Pinehurst ingress/egress!

The proposed change could endanger residents by increasing traffic on Pinehurst.. These changes would directly impact the safety and well-being of families, children, and elderly residents in the area.

We already experience significant cut through traffic in our neighborhood.

We urge the Board of Country Commission to prioritize the safety and quality of life of Hernando County residents by DENYING this rezoning request. Maintaining the current zoning aligns with the community's long-term interests and ensures a safe environment for all. We respectfully request that you consider these concerns and listen to the residents of our neighborhood.

Thank you for your time and dedication to serving our community.

Respectfully,

Brenda and Dave Rabbit

Sent from my T-Mobile 5G Device