

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: 110 unit Townhome Community on 9 acres.
Date: Monday, March 9, 2026 7:12:42 AM

From: CaseyMay <arrowheadphoto515@gmail.com>
Sent: Friday, March 6, 2026 8:08 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: 110 unit Townhome Community on 9 acres.

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Good morning,

I can not attend a 9 am meeting on March 9th. But this building has got to stop. The small town charm is gone. The roads can not handle this. The flooding will continue to get worse. I have been down here for 20 years and I dont even recognize this area anymore. It shouldn't take me 25 mins to go from Wiscon to 19. Does this not seem like a problem? Do people realize we need trees to live. You can't take money to your grave.

From: [Zoning Department](#)
To: [Victoria Via](#)
Subject: Fw: AGENDA ITEM H25-50 DIRT DOCTOR 11011
Date: Monday, March 9, 2026 7:24:17 AM
Attachments: [Outlook-crilcfzg.png](#)

Respectfully,



The Zoning Division

Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

Phone: (352) 754-4048

Email: ZoningDepartment@HernandoCounty.us

[Click Here to Check out our New Website!](#)

Hours:

Monday – Friday: 7:30 AM – 4:00 PM

Lobby Hours: 7:30 AM – 3:30 PM Daily

NOTICE: As we transition to the new *Tyler Enterprise Permitting and Licensing system*, there will be a temporary period of modified permitting operations. Modified operations will be in place from the end of business day **February 10, 2026, through March 2, 2026**, during which, the prior electronic software will be disabled. We appreciate your patience as we work through the anticipated high volume of calls and emails during this period and as we roll out the new software. For more information, please see the Media Release notice on our websites and County social media accounts or found at this website: <https://www.hernandocounty.us/news/posts/tyler-enterprise-permitting-and-licensing-system/>.

From: Planning Resource Object <Planning@co.hernando.fl.us>
Sent: Monday, March 9, 2026 7:13 AM
To: Zoning Department <zoningdepartment@hernandocounty.us>
Subject: FW: AGENDA ITEM H25-50 DIRT DOCTOR 11011

From: Leland Johansen <lelandjohansen4@gmail.com>
Sent: Friday, March 6, 2026 8:21 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: AGENDA ITEM H25-50 DIRT DOCTOR 11011

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There is ZERO need for more development and especially adding townhomes. 110 unit townhomes for an already overcrowded infrastructure. GREAT IDEA.... NOT! How much money do these developers donate to the BOCC. Keep the 2.1 acres AG and leave it alone! NOT EVERY BLADE OF GRASS NEEDS TO BE TURNED INTO CONCRETE PROFIT. Nobody in this community wants more buildings but the developers and this crooked BOCC.

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Mar 9 meeting
Date: Monday, March 9, 2026 9:39:16 AM

From: Cheryl Martines <cheryl_rn_10@hotmail.com>
Sent: Monday, March 9, 2026 9:00 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Mar 9 meeting

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,

I am writing as I cannot be at the meeting this am regarding the planned Development and rezoning in Hernando County.

At this time, there are over 1800 single family homes for sale in Hernando County. We are having a water shortage. We have seen our utility bills increase while most of our salaries stay the same. The public schools in Hernando County do not have enough teachers; classrooms are beyond capacity.

As I drive on US 19 and Cortez Blvd, I see several building projects in different phases of development. More and more land is being stripped of its forestry; wild animals are sighted more in residential areas as we have destroyed their natural habitats.

I read the strategic plan proposal from 2025 (for 2025-2030) regarding what is important as a community. There are four main themes highlighted:

- A. Economic and Workforce Opportunity
- B. Commitment to public safety
- C. Stewardship of natural resources
- D. Quality of Life

Right now, I do not believe building either commercial or residential properties should be our focus. Looking at the above themes, how can we focus on that without diminishing themes B-D?

We also need to improve our infrastructure before we can add additional citizens to this community. Please reconsider any building at this time and shelve to a later time. We need to preserve our resources. We need to sell the many single family homes already available.

I also noticed that in the plan for the 110 townhomes, there was a request to deviate from the current 6000 Sq ft lot size down to 1620 sq ft lot size. Does that mean they want to put 3 homes in the space meant for one? And the other internal building setbacks that are also asked for? Basically cramming these homes on top of each other.

Again, I can only give my opinion of what is presented. And that is that the current building proposals should be shelved for the future. And no deviations should be allowed if and when they do go forward.

Thank you for allowing me to be heard. I look forward to the outcome.

Sincerely,

Cheryl Martines

Resident and homeowner in Hernando County

From: [Planning Resource Object](#)
To: [Victoria Via](#); [Michelle Miller](#)
Subject: FW: Opposition to Rezoning Request – Bourassa Boulevard Parcel
Date: Monday, March 9, 2026 7:07:52 AM

-----Original Message-----

From: Jeannie Galbo <jeanniegalbo@hotmail.com>
Sent: Sunday, March 8, 2026 8:11 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to Rezoning Request – Bourassa Boulevard Parcel

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,

My name is Jeannie Galbo. I live in Woodland Waters, a single family community next to the subject property. I had intended to address the board in person today, but am unable to attend. I respectfully ask that this written statement be entered into the record.

I am writing in opposition to the request to rezone a 9 acre parcel on Bourassa Boulevard from Agricultural to Planned Development Project, Multifamily, for 110 townhomes.

I'd like to offer some clarity on what is before this board today. This is not just a rezoning request. The petitioner is also seeking multiple deviations from established county setback and lot size standards. Every deviation requested moves in the same direction: smaller lots, reduced setbacks, greater density. Together, they represent a fundamental incompatibility with the surrounding neighborhood.

The subject property is bordered to the south by Woodland Waters, a community of larger lot, single family homes whose owners made purchasing decisions based on the reasonable expectation that county zoning standards would be upheld. Approving this rezoning with these deviations would betray that expectation.

I also want to draw this board's attention to a matter already on the record. During discussions on a similar townhome project last year, commissioners were concerned that these units would become 100% rentals. Your own County Attorney advised that even with rental restriction guardrails in place, a corporation could legally form an LLC, acquire all units, and begin renting them within six months, with no county enforcement mechanism to prevent it. That same concern applies with equal force here. The residents of Woodland Waters should not be asked to hope it doesn't happen and absorb the impact if it does.

The adjacent Sandal Key development is already causing documented harm to neighboring properties. Residents have been battling this developer for years, sustaining structural damage and retaining legal counsel. Adding 110 townhomes with reduced buffers and compressed setbacks would compound that harm directly. This 9 acre parcel is “an island” surrounded by residential homes, including the larger homes and lots of Woodland Waters to the south.

I know this board's hands are often tied because of decisions made by prior boards. There is nothing you can do about that, unless a petitioner returns seeking modifications/deviations, at which point the board's authority is restored. That is exactly the posture of this petition, in my opinion.
It is the moment where this board can and should act.

On behalf of myself and my neighbors in Woodland Waters, I respectfully urge this board to deny the rezoning request and deny all deviations as submitted.

Thank you for your time and consideration.

Respectfully,
Jeannie Galbo
Resident, Woodland Waters

Sent from my iPhone