

To: Owners and Residents of -

Wedgewood Estates  
Lake in The Woods  
Primrose Lane  
Country Woods  
Regency Oaks

Hello Neighbors,

Recently, representatives from the communities mentioned above were able to gather with the intent to discuss potential developments of the 72.6-acre parcel located on the southwest corner of Lake in the Woods Drive and Commercial Way. This ad-hoc committee meets to share information and consolidate efforts to discover additional facts regarding any new proposed development that will significantly affect our neighboring communities.

Huntley Holdings, LLC owns this parcel, and it is currently listed for sale. The parcel was zoned initially, allowing for 225 'Age-Restricted' (55+ requirements) multi-family units with a detached assisted living facility, 11 business out parcels, and an additional 350,000 square feet of commercial/retail development! This development would be equivalent to another shopping center the size of the Publix shopping center, similar to what we already see on the northwest corner, with 225 townhomes or apartments and 11 additional out parcels (fast-food restaurants/retail stores/or medical offices). This is without ever having to ask for approval from the neighboring developments because the original zoning plan for Mixed-Use/Commercial/Residential is still active. If a new owner seeks to change the current zoning plan, only then will they be required to post a public hearing notice for a rezoning variance. There is no more current site plan available for us to view, only the original drawings from 2009.

Perhaps you have noticed that the property in question has recently been logged for timber while preparing for the new real estate listing. This committee is also seeking information about the status of the protected gopher tortoise and bald eagle habitats within this parcel. We are unaware whether any authorized tortoise studies have been completed or if the necessary permitting for the safe relocation of these protected species has been sought prior to clearing this land. Any future building plans should include provisions for protecting the natural wildlife that makes its home within this parcel. This property abuts the Weeki Wachee Preserve, which hosts significant biodiversity exceptional to our area. We seek to mitigate the environmental impact that this potential construction zone would have on our environment.

This committee is also unaware of any much-needed traffic studies that may have been conducted concerning Lake in the Woods Drive or Commercial Way. This committee is very concerned about the increase in routine traffic that this amount of retail space will bring, in addition to the influx of repeated residential traffic for this new development. Our Lake in the Woods Drive will not be able to sustain this added measure of congestion. Additionally, a project of this magnitude will take several years to complete, with most of the construction traffic possibly being diverted onto Lake in the Woods Drive.

While we recognize that growth is inevitable, this committee's lack of up-to-date information on this potential new development has us very troubled. With over 11,000 new Hernando County homes already approved for construction soon and new housing communities being developed

rapidly, this committee is seeking in-person meetings with representatives from the Board of County Commissioners, the Department of Development Services Director Aaron Pool, who oversees the Planning and Zoning Division, Building Division, and Code Enforcement Division, compliance Biologists from the Florida Fish and Wildlife Conservation Commission, the Nature Coast Action Team, State Representative Blaise Ingoglia, and Mike Fulford-chair of Hernando County Planning and Zoning Commission-and our next District 2 representative to gather any new information available to us.

This committee aims to bring a united effort to produce accountability for any newly proposed developments that prove to devalue our adjoining communities. The unchecked growth within our county could have a devastating effect on us. Moreover, this committee feels it is our civic duty to speak up and speak out against any zoning abuses or mishandling of future development plans. We do not seek to deny new business development or even the joy of new homeownership—only that it not be at the expense of our community’s use and enjoyment in the interim.

Contact your respective Home Owner Association directors with questions or recommendations. Any information that you could provide might also be beneficial. This committee was created to stand as a united front for the good of our Five Communities. Many of us share the same concerns and doubts regarding the rapid growth within our county. Together, we will continue to be the strongest voice in opposition to unsustainably paced development.

Your respective Board Directors will be able to keep you apprised of any new information received from this committee and the county representatives.

Respectfully,

Godfrey Eason, Committee Coordinator

Also:

Mark Alagna,  
President, Wedgewood Estates

Yvonne Caskey,  
President, Lake in the Woods

Paul McQuarrie,  
President, Primrose Lane

Bill Johnson,  
President, Regency Oaks

President, Country Woods