

From: **John Tanner** bullelkt72@gmail.com
Subject: **Planning and Development Bd. Meeting 1/11/22 Agenda Item #6 Whispering Meadows App. #3278 For Semi-public**
Date: **January 10, 2022 at 5:54 PM**
To: **Adam Mengel** amengel@flaglercounty.org
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Mr. Mengel, Please provide a copy of this email to every member of the Planning and Development Bd. before tomorrow evening's PB meeting.

I represent several residents who own homes in the immediate neighborhood of the Whispering Meadows Ranch, Inc. (Equine Recreation and Therapy business.)
Nearly 50 home owners in the neighborhood have signed a petition opposing the continued operation of the "Ranch" in violation of the County Code and their protective covenants of Record.

My clients are supportive of the service that the "Ranch" is providing, but oppose the operation of that business in their R-1 Zoned residential neighborhood.

My clients support the Whispering Meadows Ranch application for semi-public, application #3278. The proposed location is ideally suited for the requested use and it will allow this business to serve more clients, without any negative effect upon neighboring properties or land values.

The property owners who lost their land sale last year because of the proximity of the "Ranch" business activities have not had a single offer to buy their land since. Other property owners in the neighborhood also want to sell their property to take advantage of the extraordinarily high Real Estate market. (No one knows what the market will be tomorrow.) This may be the chance of a lifetime for such profit on investment or strengthening of retirement plans. The continued operation of the Ranch in the neighborhood has negatively impacted real estate values and is a cloud on any land sale in the affected neighborhood.

It has been nearly a year since the Ranch's prohibited business operation in the R-1 neighborhood was reported to County Code Enforcement. The surrounding neighbors have been more than patient and have willingly afforded this business time to relocate, without loss of services to those needing therapy or just wanting to horseback ride..

My client's respectfully urge the Board to recommend that the County Commission approve application #3278.

My clients request that the Planning Board recommend:

1. That the County Commission set a timeline for staff and the applicant to complete the permitting process and site preparation work necessary for this business to move.
2. That the County Commission require County staff to file a written report ten days before every Board of County Commissioners meeting detailing the status of the relocation of the Whispering Meadows Ranch, Inc.

Thank you,

John W. Tanner, P.A.
Attorney at Law