

# ROBERT E. & MARJORIE S. SONTAG

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December 3, 2025

RECEIVED

DEC 04 2025

HERNANDO COUNTY ZONING

Hernando County Planning & Zoning Commission  
1653 Blaise DR  
Brooksville, FL 34601

RE: Rezoning Request H-25-46 (Parcel# 401238)

Dear Commission:

This letter is to express our opposition to the proposed rezoning of Parcel # 40128. We are land owners within 500 feet of the subject parcel and believe that the rezoning will negatively affect our property.

The requested rezoning from Agriculture to Agriculture /Residential-2 would increase the density by 3 times the current allowable usage, allowing for 3 homes on slightly more than 3 acres. This would create an enclave in the middle of parcels that (in the majority) are 4-5 acres and above.

**Hernando County's 2040 Comprehensive Plan** indicates that this entire area is planned for rural usage. Even under the rural Density Exception (Strategy 1.04C(1) the property would not meet the criteria to be subdivided because it is under 5 acres.. The **Plan** further states the growth strategy to be:

- "Retain the current rural countryside land use patterns....."
- "Preserve the existing rural character and lifestyle"

The requested zoning change would not meet the intent of the **Plan**.

On January 1,1990, the parcels in our area were rezoned from the A/R-2 district to Agriculture (AR) district. Even that far back it was the intent of the county to do even more to retain the rural character of this area. Many citizens have either purchased land or improved their land based on the assumption that this would continue to be the county's position.

Specifically, there are several immediate concerns regarding the requested increase in density:

**TRAFFIC:** As both Pineda Ave & Blackjack Street are dead ends, ingress & egress are both on Pineda Ave. This means the current residents are using Pineda constantly & the millings on the road are starting to deteriorate. Further it means large vehicles such as the trash trucks, construction trucks & school buses must backup almost a block in order to turn around (Or back into the intersection of the two). As children on bicycles, walkers & horseback riders use the same roads, it would be unsafe to have even more traffic which would result from the increased density.

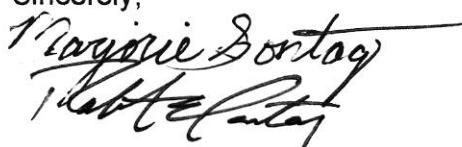
**Utilities:** The county does not provide water or sewer to this area. Increased density would result in more wells being driven and more septic tanks. While the adverse effects of this increase have not been studied, it cannot but add to the stress on the aquifer.

**Economics:** Many homes both new & rehabbed have come into the area. Again, most of these homes have been constructed on the faith of the county continuing the rural lifestyle. They have added significantly to the county tax base. If the county allows this rezoning to go through, it will set a precedent for allowing other small homes to be crowded into smaller & smaller areas, thus discouraging larger (and higher taxable) properties to be developed in the future. For those of us currently residing in the area it could decrease our property values.

**Wildlife:** The rural nature of the area allows for many wildlife species to live in & transit the area. It is not unusual to see deer, foxes, turkeys, raccoons & many variety of birds in our yards & pastures. Higher density will begin to limit the movement of wildlife.

We would encourage you to come look at our area and see why it is in the best interest to deny this zoning request.

Sincerely,

The image shows two handwritten signatures. The top signature is "Marjorie Sontag" and the bottom signature is "Robert Sontag". Both signatures are in cursive and appear to be on a single line of paper.

Marjorie Sontag  
Robert Sontag