

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Opposition to Rezoning Application for file H-23-39, Parcel 574480- Northwest Corner of Citrus Way and Centralia
Date: Friday, May 8, 2026 9:28:07 AM

See email below



Carrie L. Cline | Planner I

Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601
Phone: (352) 754-4057 ext. 28020
Email: ccline@hernandocounty.us
Website: <http://www.hernandocounty.us/plan>

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/>.

*Hernando County Development Services Department business hours are **Monday – Friday 7:30am - 4:00pm**. The lobby closes at **3:30pm** to walk-in customers. The call center and all Development Services Division Employees' will be open and assisting customers during normal business hours.*

From: trhineberger@tampabay.rr.com <trhineberger@tampabay.rr.com>

Sent: Thursday, May 7, 2026 2:35 PM

To: Planning Resource Object <Planning@co.hernando.fl.us>

Subject: Opposition to Rezoning Application for file H-23-39, Parcel 574480- Northwest Corner of

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To the Hernando County Planning and Zoning Commission,

I am writing as the owner of the property located at 15332 Perimeter Dr, Brooksville, FL 34614 which is adjacent to the site currently under consideration for rezoning to allow outdoor storage. I wish to formally state my opposition to this request based on several critical concerns regarding the impact on our neighborhood and my property rights.

Specifically, I urge the Commission to consider the following:

- **Loss of Privacy:** The conversion of a neighboring lot into a commercial outdoor storage facility will immediately and permanently eliminate the residential privacy of my home and yard as well as that of my neighbors.
- **Flooding Concerns:** This area already faces significant drainage challenges. Introducing a storage facility often involves clearing land or adding non-permeable surfaces, which will exacerbate runoff and increase the risk of flooding for my property.
- **Increased Traffic Congestion:** Outdoor storage facilities typically involve heavy-duty vehicles and frequent transport. Our current road infrastructure is not equipped to handle the resulting increase in noise, dust, and congestion.
- **Reduced Property Values:** The industrial nature of outdoor storage is fundamentally incompatible with our rural residential setting. This will significantly diminish the resale value and desirability of neighboring homes. There are numerous areas within the county better suited for such facilities; our neighborhood is a rural residential community where most homes sit on acreage and have no need for commercial storage in such close proximity.
- **Lack of Legal Notification:** Most concerning is that we did not receive any formal, legal notification regarding the original rezoning of this parcel from AR-2 to Commercial. This failure to notify prevents neighbors from participating in the due process required for land-use changes.

I request that this statement be added to the official public record for this case and that I be notified of all future hearings.

Sincerely,

Samuel & Tanya Rhineberger

352-442-0576
15332 Perimeter Dr
Brooksville, FL 34614