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Formal Objection to Proposed Rezoning from Residential to Planned Development / Multifamily

Michelle Miller, Senior Planner
Hernando County Planning and Zoning Commission
1653 Blaise Drive
Brooksville, FL 34601

From: Concerned Residents of the Commercial Way Corridor

Subject: Objection to Rezoning and Associated Master Plan Proposal — East Side of Commercial Way (near Wildlife Management Area)

Date: November 3, 2025

Dear Commissioners,

We respectfully submit this letter to formally oppose the proposed rezoning of parcels located on the east side of Commercial Way from Residential to Planned Development / Multifamily, and the establishment of an Associated Master Plan with deviations. It is important to note that the public notice lists these parcels as being located on the west side of Commercial Way; however, the subject parcels are in fact located on the east side. This discrepancy raises concerns about the accuracy of the public notification process and the opportunity for affected residents to respond appropriately.

1. Inconsistency with the Comprehensive Plan:

The proposed density and intensity of development do not align with the Future Land Use Map or county objectives that protect rural lands and environmentally sensitive areas. The project lies outside of the Urban Service Area and would represent an incompatible urban encroachment into a conservation buffer zone.

2. Adverse Environmental Impacts:

The site directly abuts a protected gopher tortoise sanctuary, a species protected under Florida law, and is within the wildlife management area that supports the Florida black bear. Increased density, lighting, traffic, and waste will fragment critical habitat and increase the likelihood of human-wildlife conflicts. The proposed development poses a direct threat to established wildlife corridors that cannot be replaced once disturbed.

3. Infrastructure Limitations:

The existing roadway and utility infrastructure are not designed to support multifamily intensity. Increased traffic volumes on Commercial Way would further strain local roads and public services, resulting in unsafe conditions and unbudgeted costs to taxpayers.



4. Community Compatibility:

Surrounding properties are low-density residential and conservation lands. Allowing deviations for height, setbacks, or open space under the Planned Development designation would erode the established neighborhood character and diminish adjacent property values.

5. Irreversible Precedent:

Approval of this rezoning would set a dangerous precedent for further high-density proposals in rural and conservation areas, undermining decades of responsible growth management.

In light of these concerns, we respectfully request that the Planning and Zoning Commission deny the rezoning application and associated master plan until a full environmental assessment is completed in consultation with the Florida Fish and Wildlife Conservation Commission (FWC) and the Southwest Florida Water Management District (SWFWMD).

Hernando County has a proud history of balancing growth with stewardship. We urge the Commission to uphold that legacy by protecting the wildlife corridors, gopher tortoise sanctuary, and rural character that make this community unique.

Thank you for your consideration and commitment to responsible land use planning.

Sincerely,

James J Langer

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On behalf of concerned residents of the Commercial Way corridor

Enclosure: Notice of Public Hearing, Hernando County, Florida list the three parcels as being on the west side of Commercial Way. The parcels are located on the east side of Commercial Way.

