

# ROBERT E. & MARJORIE S. SONTAG

13337 PINEDA AVE.

BROOKSVILLE, FL 34601

PHONE 352-797-0183

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.

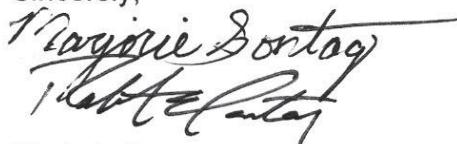
**Utilities:** The county does not provide water or sewer to this area. Increased density would result in more wells being driven and more septic tanks. While the adverse effects of this increase have not been studied, it cannot but add to the stress on the aquifer.

**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,

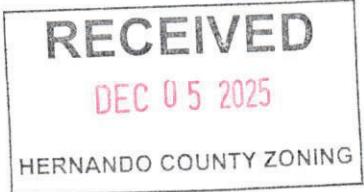
The image shows two handwritten signatures. The top signature is "Marjorie Sontag" and the bottom signature is "Robert Sontag". Both signatures are in cursive and appear to be on a single line of paper.

Marjorie Sontag  
Robert Sontag

**To: Hernando County Planning & Zoning Commission**

RE: Rezoning request H-25-46

Rezone from AG to AR-2



**Petition:**

We the undersigned owners in proximity to the property at the intersection of Blackjack & Pineda Ave strongly urge the commission to deny this request. The property is one of the smaller lots in the area and to allow it to be subdivided into 2 or 3 parcels will adversely affect our own properties. Increased density will bring increased traffic, possibly effect our wells with additional wells & septic tanks & would not be compatible with the County Comprehensive Plan & County Zoning Codes. The rezoning being asked for with reasoning using the Green zoning change should never be allowed & will set a precedence for over 350 rural properties in Forest Hills Subdivision possible negating all or most of the AG zoning.

Name

1. Jeffrey Smith
2. Michael G. Barron
3. Sharon M. Peschke
4. Gary E. Punther
5. Robert Lator
6. Majorie Dorstag
7. Paul Cossel
- 8.
- 9.
- 10.

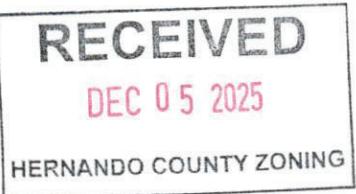
Address

26168 Blackjack St. Brooksville FL 34601  
26168 Blackjack St Brooksville FL 34601  
26136 Blackjack St Brooksville FL 34601  
26136 Blackjack St Brooksville FL 34601  
13337 Pineda Ave, Brooksville FL 34601  
13337 Pineda Ave., Brooksville  
13295 Pineda Ave Brooksville

## To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2



### Petition:

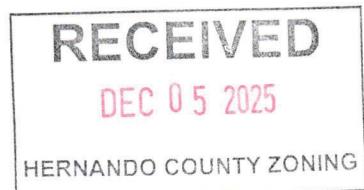
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Name	Address
1. Karen Kirby	14053 Daly Rd Brooksville, FL 34601
2. Deborah C. Rich	13230 Oak Forest Av., Brooksville, FL
3. Danny Rich	13230 Oak Forest Ave. Brooksville, FL
4. <del>Todd Dane</del>	25476 Willow St. Brooksville FL
5. Sherri Rehler	25475 Willow St. Brooksville FL
6. Rebecca Dane	25476 Willow St. Brooksville, FL
7. <del>Karen Gire</del>	25475 Willow St. Brooksville, FL
8. <del>De Woods</del>	25445 Willow St. Brooksville FL
9. <del>Hannah Woods</del>	25445 Willow St. Brooksville FL
10.	

## To: Hernando County Planning & Zoning Commission

RE: Rezoning request H-25-46

Rezone from AG to AR-2

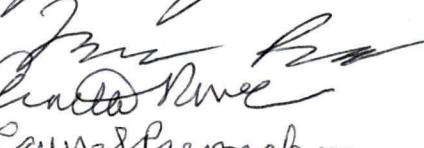
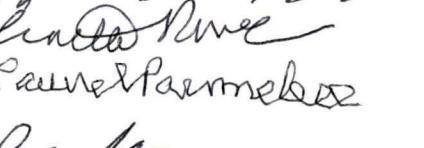
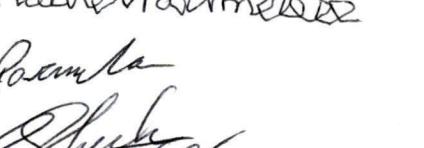
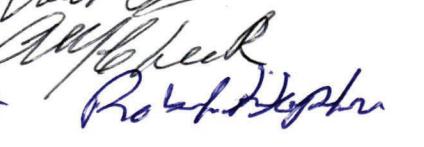
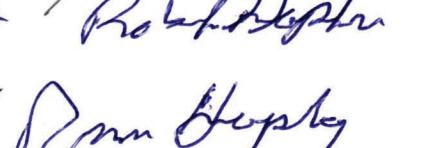


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#### Name

#### Address

<u>1. Geri Godina</u>	13310 DANMAR AVE	
<u>2. Frank Godina</u>	13310 DANMAR AVE	
<u>3. Michael Burns</u>	26368 BLACK JACK ST	
<u>4. Ennette Rowe</u>	26348 BlackJack St.	
<u>5. Laurel Parmelee</u>	13268 Danmar Ave	
<u>6. James Parmelee</u>	13268 Danmar Ave	
<u>7. Geraldine Cheek</u>	26401 BLACK JACK ST.	
<u>8. MARK CHEEK</u>	26401 BLACK JACK ST	
<u>9. ALAN CHEEK</u>	26401 BLACK JACK ST.	
<u>10. Robert Hopta</u>	26303 Blackjack St	
<u>11. Ann Hopta</u>	26303 Blackjack St.	

# MARJORIE S. SONTAG

13337 PINEDA AVE.

BROOKSVILLE, FL 34601

PHONE 352-797-0183

EMAIL: [THESONTAGS86@GMAIL.COM](mailto:THESONTAGS86@GMAIL.COM)

DECEMBER 18, 2025

Director  
Hernando County Zoning Department  
1653 Blaise Dr.  
Brooksville, FL 34601

Cc: Commissioner Steve Champion

Re: Rezoning request H-25-46

Dear Sir or Madam:

In researching this request, it became apparent that the request to rezone to A/R -2 from AR would create a spot zoning that would not be compatible with the surrounding properties. The parcel would not be in compliance with the *2040 Comprehensive Plan* and does not meet the requirements for subdivision under *Section 6 – Rural Districts* of the zoning code. In addition, the parcel would appear to be in violation of *Section 1 (11)* which states the “A/R-2 district is not to be utilized for future development”.

The surrounding property owners of Forrest Hills Subdivision were so concerned of the precedent this would set, if approved, that more than 40 signatures were submitted to the Planning & Zoning Commission asking for the petition to be denied. Those of us in Forrest Hills Subdivision enjoy our rural way of life and will continue to fight to keep it that way.

**What is concerning about this petition is that the zoning staff did recommend approval of the rezoning. Which brings to question, is the staff really there to enforce the codes or is there another process or philosophy that is used to deal with zoning issues?**

I would appreciate the opportunity to further discuss this issue & understand where the department stands in preserving the integrity of our AR zoning district.

I can be reached at the address, phone or email above.

Sincerely,

  
Marjorie Sontag