

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Formal Opposition – Rezoning Petition H-26-03 (Concrete Batch Plant, Power Line Road)
Date: Friday, May 8, 2026 9:29:17 AM



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: Julie McCoy <jmcoy2@gmail.com>
Sent: Friday, May 8, 2026 8:19 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Formal Opposition – Rezoning Petition H-26-03 (Concrete Batch Plant, Power Line Road)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning and Zoning Commission,

I respectfully submit this formal objection to **Rezoning Petition H-26-03**, filed by Williams Realty and Investments Inc., seeking to rezone property on Power Line Road from **AG (Agricultural) to PDP(GC) with C-4 uses** to allow a **concrete batch plant**.

After reviewing the Staff Report and applicable Comprehensive Plan provisions, I have significant concerns that the recommendation for approval is **not supported by competent substantial evidence**, and that the proposal **does not meet the required criteria for consistency, compatibility, or infrastructure adequacy**.

1. The staff report concludes that the proposed use is "consistent" with the I-75/SR-50 Planned Development District (PDD) based primarily on generalized economic development objectives.

However, this conclusion reflects a **misapplication of the governing standard**.

While the PDD allows for a mix of industrial and commercial uses, it does so **only within a coordinated, master-planned framework** that includes:

- Integrated land use patterns
- Coordinated transportation networks
- Planned infrastructure (water, wastewater, and services)
- Development contributing to a cohesive "sense of place"

The current proposal **does not satisfy these requirements**:

- It is a **standalone 5-acre industrial use**, not part of an integrated development system
- The staff report provides **no analysis of frontage roads, access coordination, or MPO transportation planning**, despite PDD requirements
- Critically, the report acknowledges that **water and wastewater services are not available to the parcel**

A development cannot be considered consistent with the PDD when required infrastructure planning is absent.

2. The staff report relies heavily on a **1,100-foot separation distance** to justify compatibility with nearby residential zoning

This conclusion is not supported by substantial analysis.

A concrete batch plant is a **high-intensity industrial use** characterized by:

- Heavy truck traffic (cement mixers, aggregate hauling)
- Dust emissions and airborne particulates
- Continuous operational noise

Despite this, the proposal includes:

- **20-foot buffers** on all sides
- A minimum **5- to 8-foot screen or hedge**

These measures are fundamentally inadequate for an industrial use of this magnitude adjacent to residential developments with thousands of homes, future planned school, and agricultural.

Compatibility requires more than distance—it requires **demonstrable mitigation of operational impacts**, which is not present in the record.

3. The Engineering Review states:

“The petitioner **may be required** to submit a traffic analysis... at site development permitting.”

This is a significant procedural and potentially legal defect.

- Traffic is a **core rezoning consideration**
- A concrete batch plant will generate **substantial heavy vehicle traffic**
- Power Line Road is not demonstrated to be capable of **supporting that volume**

Deferring traffic analysis to a later stage:

- Prevents proper evaluation at the rezoning phase
- Eliminates meaningful public review
- Leaves the Commission without **competent substantial evidence**

4. The report confirms utilities are not available, yet still supports approval.

In addition:

- No meaningful **analysis of air quality, dust, or health impacts is provided**
- Key issues are deferred to future permitting

Rezoning decisions should not rely on speculative future mitigation.

For the reasons outlined above, the record does not support a finding that this rezoning:

- Is consistent with the Comprehensive Plan
- Meets the requirements of the I-75/SR-50 PDD

- Adequately addresses **compatibility, infrastructure, or environmental impacts**

Accordingly, I respectfully request that the Planning and Zoning Commission:

Recommend DENIAL of Rezoning Petition H-26-03.

Respectfully,

Julie McCoy

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Opposition to Rezoning Request- Case No. H-26-03 (Power Line Road)
Date: Friday, May 8, 2026 9:29:53 AM



Carrie L. Cline | Planner I

Planning And Zoning Division | Development Services Department
1653 Blaise Drive, Brooksville, FL 34601

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From: jennifer trout <jenniferltrout@hotmail.com>
Sent: Thursday, May 7, 2026 1:06 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition to Rezoning Request- Case No. H-26-03 (Power Line Road)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Hernando County Planning & Zoning Commission,

I am writing to formally express my opposition to the rezoning request for the property located on Power Line Road, referenced as **Case No. H-26-03**.

After reviewing the proposed changes, I have several concerns regarding the impact this rezoning could have on our community:

1. **Traffic and Safety:** Rezoning may significantly increase traffic volume on Power Line Road, which is not currently designed to safely accommodate additional vehicles. This raises concerns about potential accidents and overall safety for residents and commuters.
2. **Environmental Impact:** The proposed rezoning may negatively affect local ecosystems, including nearby wetlands and wildlife habitats. Maintaining the current zoning helps protect these natural resources, which are vital for environmental sustainability.
3. **Community Character:** The requested zoning change is inconsistent with the existing residential and rural character of the neighborhood. Rezoning could set a precedent for future developments that are incompatible with the surrounding area.
4. **Property Values:** Increased development and the potential for higher-density usage may adversely affect property values for existing homeowners in the vicinity.

For these reasons, I respectfully request that the Commission **deny the rezoning request** and maintain the current zoning designation for the Power Line Road property. Protecting the safety, environment, and character of our community should remain a priority.

Thank you for your time and consideration of my comments. I urge the Commission to carefully weigh the potential impacts on residents and the broader community before making any zoning changes.

Sincerely,

Dr. Jennifer L. Trout

Brooksville, FL 34602

jenniferltrout@hotmail.com

(813) 215-0459

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: oppose the planning and rezoning. Power line Road!
Date: Monday, May 11, 2026 7:14:55 AM

From: Allen McCoy <amdeerhead50@gmail.com>
Sent: Saturday, May 9, 2026 4:07 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: oppose the planning and rezoning. Power line Road!

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning and Zoning Commission,

I respectfully oppose Rezoning Petition H-26-03, which seeks to allow a concrete batch plant on Power Line Road.

Based on the staff report, the recommendation for approval is not supported by sufficient analysis and does not demonstrate consistency with the Comprehensive Plan or the I-75/SR-50 Planned Development District (PDD).

The staff concludes the use is “consistent” with the PDD based on general economic development goals. However, the PDD requires coordinated, master-planned development with integrated infrastructure, transportation planning, and a cohesive “sense of place.”

This proposal is a standalone industrial use, with:

No transportation network coordination

No frontage road or access analysis

No available water or wastewater service

These deficiencies are inconsistent with PDD requirements.

A concrete batch plant is a high-intensity industrial use involving heavy truck traffic,

dust, and noise.

The staff report relies primarily on distance, but proposes only:

20-foot buffers

Minimal screening

These measures do not adequately mitigate impacts to nearby residential communities

Traffic impacts must be evaluated at the rezoning stage. Deferring this analysis leaves the Commission without adequate evidence to assess roadway capacity and safety, particularly given the expected heavy truck activity. Power Line Road is not capable of supporting the volume and is currently in disrepair from heavy use trucks due to the sand mines.

The report confirms utilities are not available, yet still supports approval. In addition, there is no meaningful analysis of air quality, dust, or health impacts provided. This omission is significant. Scientific research has established that concrete and cement operations generate fine particulate matter (PM2.5 and PM10) and respirable crystalline silica. The U.S. Environm

Sincerely concerned neighbor watch.

Trying to protect my family because this decision will have generational consequences that may become deadly overtime.

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: OpposingCase # H-26-03 Rezoning of Agriculture to General Commercial
Date: Monday, May 11, 2026 7:14:48 AM

From: Tammaty Leggett <tamaty1970@gmail.com>
Sent: Sunday, May 10, 2026 9:21 AM
To: Planning Resource Object <Planning@co.hernando.fl.us>; Tammaty Leggett <tamaty1970@gmail.com>; Gerald Thompson <grthompson731@gmail.com>
Subject: OpposingCase # H-26-03 Rezoning of Agriculture to General Commercial

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,
Please accept this email as our official opposing of rezoning this area from agricultural to general commercial.
We would like to keep our neighborhood safe.

Thank you,
Mr. & Mrs. Gerald Thompson
Benton Hills Residents
Brooksville, FL 34602
8135077495

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: Opposition- Rezoning petition H-26-03 (POWER LINE ROAD)
Date: Monday, May 11, 2026 7:15:01 AM

From: Allen McCoy <amdeerhead50@gmail.com>
Sent: Saturday, May 9, 2026 1:25 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: Opposition- Rezoning petition H-26-03 (POWER LINE ROAD)

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Members of the Planning and Zoning Commission,

I respectfully oppose Rezoning Petition H-26-03, which seeks to allow a concrete batch plant on Power Line Road.

Based on the staff report, the recommendation for approval is not supported by sufficient analysis and does not demonstrate consistency with the Comprehensive Plan or the I-75/SR-50 Planned Development District (PDD).

The staff concludes the use is “consistent” with the PDD based on general economic development goals. However, the PDD requires coordinated, master-planned development with integrated infrastructure, transportation planning, and a cohesive “sense of place.”

This proposal is a standalone industrial use, with:

No transportation network coordination

No frontage road or access analysis

No available water or wastewater service

These deficiencies are inconsistent with PDD requirements.

A concrete batch plant is a high-intensity industrial use involving heavy truck traffic, dust, and noise.

The staff report relies primarily on distance, but proposes only:

20-foot buffers

Minimal screening

These measures do not adequately mitigate impacts to nearby residential communities and future planned school.

The report states a traffic study “may be required” at a later stage.

Traffic impacts must be evaluated at the rezoning stage. Deferring this analysis leaves the Commission without adequate evidence to assess roadway capacity and safety, particularly given the expected heavy truck activity. Power Line Road is not capable of supporting the volume and is currently in disrepair from heavy use trucks due to the sand mines.

The report confirms utilities are not available, yet still supports approval. In addition, there is no meaningful analysis of air quality, dust, or health impacts provided. This omission is significant. Scientific research has established that concrete and cement operations generate fine particulate matter (PM2.5 and PM10) and respirable crystalline silica. The U.S. Environmental Protection Agency has identified particulate matter pollution as a contributor to serious health effects, including asthma, heart disease, and other respiratory conditions, with children and nearby residents being particularly vulnerable.

The staff report provides no site-specific analysis of dust dispersion, air quality impacts, or health risk mitigation. The absence of analysis prevents a finding that the proposed use is compatible with adjacent residential areas and future planned school or consistent with the County’s obligation to protect public health, safety, and welfare. The record does not support a finding that this rezoning is compatible, infrastructure-supported, or consistent with the Comprehensive Plan.

I respectfully request that the Planning and Zoning Commission:

Recommend DENIAL of Rezoning Petition H-26-03

Respectfully submitted,

Allen M

Power Line Road/Poe Country Lane

From: [Planning Resource Object](#)
To: [Victoria Via](#)
Subject: FW: OBJECTION Case No. H-26-03
Date: Thursday, May 7, 2026 10:12:04 AM

From: Lauren Keeler <laurrenkeeler@gmail.com>
Sent: Wednesday, May 6, 2026 2:19 PM
To: Planning Resource Object <Planning@co.hernando.fl.us>
Subject: OBJECTION Case No. H-26-03

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Hernando County Planning & Zoning Commission,

I am writing to respectfully oppose Case No. H-26-03, the proposed rezoning of property on Power Line Road from Agricultural (AG) to General Commercial (GC) for the development of a concrete batch plant.

This type of heavy industrial use is not compatible with the existing and planned residential character of the surrounding area. Many families chose to live here because of the quieter rural environment, with lots of beautiful farmland, and approving this rezoning would permanently change the nature of our community.

I am especially concerned about the potential impacts on air quality, noise levels, traffic, and overall safety. Concrete batch plants generate cement dust, diesel exhaust, constant truck traffic, and industrial noise that can negatively affect nearby homes, schools, and families. Increased heavy truck activity on local roads could also create additional congestion, road wear, and safety concerns for residents.

In addition, I believe this development could negatively impact property values and reduce the quality of life for those living nearby. Once land is rezoned and industrial operations begin, those effects cannot easily be reversed.

While I understand the importance of growth and economic development in our county, I strongly believe this location is not appropriate for a heavy industrial operation.

Rather than approving industrial development at this location, I encourage the county and developers to consider alternatives that better fit the community, such as:

- Maintaining the agricultural zoning and preserving the rural character of the area
- Low-impact commercial development that serves local residents, such as small businesses, offices, or community-focused retail
- Green space, parks, or recreational facilities that benefit nearby neighborhoods
- Light commercial or business uses located farther away from residential homes and schools
- Industrial development placed in existing industrial zones where infrastructure and buffering

already exist

I respectfully ask the Planning & Zoning Commission to deny this rezoning request and help preserve the health, safety, and character of our community.

Thank you for your time and consideration.

Sincerely,

Lauren Keeler