

Formal Letter of Opposition to Proposed Storage Unit Facility

Expressing Community Concerns Regarding Neighborhood Development

To Whom It May Concern,

I am writing to express my strong opposition to the proposed construction of a storage unit facility in our neighborhood. As a long-term resident deeply invested in the well-being and character of our community, I have several concerns regarding this development.

Negative Impact on Neighborhood Character

Our neighborhood is cherished for its residential atmosphere, safety, and sense of community. The addition of a commercial storage facility would disrupt the existing character, introducing an industrial appearance and increased traffic that are inconsistent with the residential nature of our area.

Potential Safety and Security Issues

Storage facilities often attract increased traffic and unfamiliar visitors, potentially raising safety and security concerns for local families. The presence of such a facility could lead to more vehicles on our streets at all hours, which may endanger children and pedestrians.

Decrease in Property Values

Numerous studies and anecdotal evidence suggest that the presence of storage units near residential homes can decrease property values. Homeowners who have invested in this community deserve to see their property values protected, not diminished by incompatible land uses.

Environmental and Aesthetic Concerns

The construction and operation of a storage facility may lead to increased noise levels, light pollution, and potential environmental impacts, such as increased runoff or loss of green space. These changes would make our neighborhood less enjoyable and less attractive to current and prospective residents.

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Conclusion

For these reasons, I strongly urge you to reconsider the approval of this storage unit facility. I am confident that our community would be better served by developments that align with the residential character of our neighborhood and prioritize the well-being of its residents.

Thank you for considering this perspective. I trust that the voice of the community will be taken into account as you make your decision.

Sincerely,

[Your Name] Donald E. and Nancy R. Parks

[Your Address] 10434 Lansfield Street

[City, State, ZIP Code] Spring Hill, Florida 34608-4144

[Date] 01/10/26

Applicant Soffron Holdings, LLC

File H-25-51

Parcel Key 417481

2nd Hearing Date 02/03/2026



**NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA**

County records show you to be an owner of property within 500 feet of property that is being considered for a change in zoning classification and you are hereby notified that there will be two public hearings held by Hernando County. Any person wishing to be heard on this matter may either be present to speak on the issue at the hearings or may provide written comments to this office. Written comments will become part of the public record.

APPLICANT: Soffron Holdings, LLC

FILE NUMBER: H-25-51

PURPOSE: Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use

GENERAL LOCATION: Southeast corner of Alcan Avenue and Landover Boulevard

PARCEL KEY NUMBER: 417481

1st HEARING: Hernando County Planning and Zoning Commission
DATE: December 8, 2025 - The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is finalized approximately one (1) week prior to the meeting.

2nd HEARING: Hernando County Board of County Commissioners
DATE: February 3, 2026 - The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.

All hearings are held in the John Law Ayers County Commission Chambers, which is located in the Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida. You are further advised that if a person decides to seek review of any decision made by the board with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and that, for such purpose, he may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the review is to be based.

If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601. Furthermore, information regarding this application may be obtained from the County's website at www.hernandocounty.us - follow the Board Agendas and Minutes link to the specified public hearing.

*Strongly
Opposed*