

Jessica L Wright

From: Jeffrey Rogers
Sent: Thursday, November 2, 2023 7:34 AM
To: Colleen V. Conko; Jessica L Wright; Toni Brady
Cc: Michelle Miller; Chris Linsbeck; Jon Jouben
Subject: Fwd: ***TIME SENSITIVE and URGENT*** Re: Email Public Comment Maximum Date to Include in Agenda Packet and Other Planned November 7th BOCC Meeting Content Confirmations

Follow Up Flag: Follow up
Flag Status: Completed

Per the chairman,
We will release the agenda on Friday.

He would like to add any citizen comments we receive upto 5:00 pm on Thursday November 2 in the final agenda we publish for the comp plan and rezoning applications for items number 1 and 2 in the public hearing section of the agenda.

Jeffrey Rogers, P.E.
Hernando County Administrator
352-754-4841
352-428-6732 (cell)
JRogers@HernandoCounty.us

Sent from cell phone

Begin forwarded message:

From: John Allocco <JAllocco@co.hernando.fl.us>
Date: November 1, 2023 at 6:17:21 PM EDT
To: Forrest Bennett <fbennett12345@gmail.com>, Jon Jouben <JJouben@co.hernando.fl.us>, Jeffrey Rogers <JRogers@co.hernando.fl.us>, Toni Brady <TBrady@co.hernando.fl.us>
Subject: Re: ***TIME SENSITIVE and URGENT*** Re: Email Public Comment Maximum Date to Include in Agenda Packet and Other Planned November 7th BOCC Meeting Content Confirmations

Please see the attached email from Forrest Bennett. If possible, please answer his request regarding the date necessary for written citizens responses to be added to the agenda packet.

Respectfully,

John Allocco
Chairman
Hernando County Board of Commissioners

From: Forrest Bennett <fbennett12345@gmail.com>
Sent: Wednesday, November 1, 2023 6:07:02 PM
To: John Allocco <JAllocco@co.hernando.fl.us>

Cc: Forrest Bennett <fbennett12345@gmail.com>

Subject: ***TIME SENSITIVE and URGENT*** Re: Email Public Comment Maximum Date to Include in Agenda Packet and Other Planned November 7th BOCC Meeting Content Confirmations

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.

Hernando County BOCC Chairman John Allocco

Chairman Allocco, can you please direct Staff to accept, copy, and include all Public Comment emails on the Raysor subject until 2:00 PM, Friday, November 3rd, and still be put into the BOCC November 7th Agenda Packet, NOT as an addendum but as part of all Citizen Comments related to Raysor? If at all possible, please ask Staff to accommodate your constituents as we completely were blindsided by this, which wasn't discovered until October 3rd, after the Staff report was written and the P&Z Commission issued their 5-0 vote. We have been scrambling to catch up and attempt to even the playing field before the critical BOCC vote at a still-to-be-undetermined date.

Residents and businesses across the County need to know what is the latest time this week we can send our comments regarding the public hearing on Nov. 7, keeping our conversation to the subject of curing the notice mistake and not talking about the substance of the actual Raysor scheme so that we might save that conversation for the real decision day after we've met with the developer. As I know agendas are usually published on the County website on Friday afternoons, can I request that the emails you receive from the community up until 2:00 PM on Friday absolutely be included for the commission packet and the community to read in the published agenda? Who is the right fully informed Staff person and email address to send these to? If overtime for Staff needs to be paid, NCAT would be happy to take up a donation fund to pay a reasonable fee.

My understanding from our conversations has been that the meeting on Nov. 7 where the commission will open a discussion on the Raysor application, the Only issues that will be discussed is continuing the hearing because the Public Notice was wrong and the required developer Q&A session with the community was not held prior to the BOCC vote. And a vote or a directive requiring Raysor to hold such a public meeting will be issued.

I have shown you and Jon Jouben the proof from the photographs of the zoning/comp plan change signs which had the wrong date and the letters to Forest Glenn residents which also had the wrong date, and attached citations from appropriate sections of the Municode, we know that the county must follow a process to cure the noticing confusion since these two notices are critical to the county's process for a fair hearing with the community. FYI, I have taken a series of photographs and narrated videos at the site for the record nearly every day since this NCAT project began on October 4th.

We also expect a discussion on the November 7th BOCC meeting about the community meeting which is also set out in county code as required when there is significant community interest in a project of this type. Of course, a Comprehensive Land Use Amendment is a major deal, as is rezoning Agricultural lands up to C-4 Heavy Industrial in this highly sensitive location. Furthermore, the surrounding property owners are not in keeping with "step up" zoning as required by Hernando County policy and Comp Plan and that most county governments require across the USA in their local Comp Plans.

As the Chairman of the BOCC who has demonstrated fairness, legal awareness, and constituent service, I would respectfully ask that during that November November 7th meeting you make a motion and ask for a second and a vote before the BOCC to "Require the applicant Raysor to conduct a community meeting, as per Municode to set up such meeting that it will reach all interested parties by not scheduling it during the busy Thanksgiving and Christmas / New Years holiday weeks. Therefore, a Developer meeting held at 7:00 PM at the Coast Guard meeting room, which is the closest large and public venue to the subject site at 7:00 PM between Wednesday, November 29th, and Wednesday, December 20th during a Monday to Friday night (a Thursday night is usually best).

Further, as a taxpayer, would it be possible for me alone to meet by Facetime with Jon Jouben so that I can be sure that the Municode legal advice that I am basing informing the community on is accurate and correctly interpreted and to advise if there are any non-obvious traps that with counsel, we would know

not to step in. I had an infrequent relationship like that with Garth Coller, during one of which Jon Joben attended. The legal staff certainly does a lot of work on behalf of developers. The Tampa land speculator and his experts are not even Hernando County residents or voters. A small amount of legal time to understand the process seems only fair for the taxpayers and voters would be greatly appreciated. Please advise ASAP on this sub-issue. Thank you.

Looking at public records and the agenda packet, I see that Raysor had a number of County meetings with Planning Staff and that their less than \$2,000 application fee only covered a small portion of the tens, if not hundreds of thousands of taxpayer-paid highly skilled County Staff time. Do non-resident Tampa land speculators ever reimburse the Hernando County taxpayers for the tens of thousands of dollars in professional staff time, especially when it takes much time and effort for Staff to figure out how to jamb an illogical square peg into a round hole?

Again, just to reiterate my understanding so that I can inform the community, there will be No final decision on this application on Nov. 7, simply a motion to continue the hearing to a date After the public information workshop has been completed.

We have dozens from across Hernando County who want to attend the BOCC meeting on November 7th and speak, but I have been advising them to Not spend half their day in Brooksville and to Not mention any specific aspect of the Raysor rezoning and CPAM as they will be excluded from commenting when it is really important at the BOCC meeting and quasi-judicial vote, now not likely until an estimated Tuesday, January 23rd, or the following BOCC meeting on Tuesday, February 13th, 2024. We do, however, have dozens who want to submit carefully worded, non-disqualifying emails of Public Comment to be included in the Agenda Packet.

Further, the Nature Coast Action Team (NCAT) is organizing the community response across Hernando County, with participation by residents and small businesses in all of the Five County Commission Districts as this ruling will have widespread and devastating impacts.

Therefore, I would request that I get a copy of the notice by email and US Postal Mail of the public meeting and BOCC vote meeting when it goes out to a tiny few nearby residents on the notification list of many elderly folks who can't use a computer or iPhone.

Please advise on all of the issues above at your normal extraordinary speed. Thank you. My contact information is below.

Chairman Allocco, your tireless constituent service over the weekend of October 21 and 22 is more appreciated than you'll ever know. Thank you again.

Cordially and Sincerely -

Forrest Bennett
4327 Biscayne Dr
Hernando Beach, FL 34607

Home/Office / Land: 352-596-2262
fbennett12345@gmail.com