

Colleen V. Conko

From: lfixerm@aol.com
Sent: Wednesday, June 12, 2024 9:13 AM
To: Steve Champion; John Allocco; Brian Hawkins; Jerry Campbell; Elizabeth Narverud; Jeffrey Rogers; Omar DePablo; BOCC Citizens Comments
Subject: PUBLIC COMMENT IN OPPOSITION TO H24-27 RAYSOR VENTURES LLC / OSOWAW BLVD APARTMENT COMPLEX

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****Please include this public comment in the BOCC's hearing agenda packet for File #H 24-27 (Raysor Ventures LLC) taking place on 6/25/24. ****

Dear Hernando County Commissioners,

I am in opposition of the rezoning and deviations requested by Raysor Ventures for the purpose of maximizing their profits on a piece of land they bought inexpensively due to the fact that it's two-thirds unbuildable wetlands, under the guise and false promise of developing unneeded affordable/low income housing.

Applicant stated at the PIW that they would apply for state grants. Not only will certain federal and state grants assist with land development advantages; some will also provide 100% tax breaks for years to come.

Within the last year or so, the Live Local Law was passed in Florida to boost the amount of affordable housing with tax breaks and incentives. Live Local was written so broadly that even luxury apartments with rents that are hardly a bargain have been applying for it. Many rental complexes are also applying for benefits retroactively. Pasco County sought a change in the law to opt out of a portion of the state program because they realized that in the long run, it would cost them a loss of tax revenue for 30 years. That's an estimated tens of millions in property tax exemptions.

It is my understanding that under the Live Local Law, apartment complexes can be developed on lots designated for commercial and industrial use. This will inevitably cause a decrease in business opportunities within the County as well.

It is evident that by approving this project, Hernando County will be at a loss due to the tax abatements combined with the tax-funded services that it will need to provide such as law enforcement, fire protection and road improvement among other county services. Tax paying citizens are not going to be receptive to this; especially at a time in which the County is proposing a higher tax rate for community services.

Another concern, the developer is requesting deviations based on the total acreage of the property without taking into account the vast portion of wetlands. Entitlements should only be based on buildable acreage. The proposed height and density population is completely incompatible with the surrounding area, particularly in a hurricane evacuation zone. There is nothing over 2 stories and nothing as dense anywhere near this proposed apartment complex. In fact, there is nothing this dense anywhere West of Highway 19 Anywhere in Hernando County and for good reason.

A development of this magnitude will contribute to the already existing traffic concerns of the congested and dangerous intersection of Osowaw Blvd and Commercial Way. This parcel is situated on a local road that serves as the evacuation zone for the lowest level of tropical system and butts up against two major communities which will have to fully evacuate right past this site in case of a storm -- Aripeka and Hernando Beach. At a time when the Florida Legislature is focusing on community resilience, this project is accomplishing the exact opposite.

This parcel is unique in its location and requires special development considerations. Please deny this project by a land buyer that is seeking to rezone this parcel at all costs in order to make a profit at the expense of the neighboring residents.

Sincerely,

Mark Lucas
Hernando Beach