

Robin Reinhart

From: Administration Resource Object
Sent: Tuesday, June 11, 2024 8:10 AM
To: Robin Reinhart
Subject: FW: PUBLIC COMMENT IN OPPOSITION TO H24-27 / OSOWAW BLVD : RAYSOR VENTURES LLC

-----Original Message-----

From: Marisol Calzadilla <sweethonestymc@netscape.net>
Sent: Friday, June 7, 2024 8:29 AM
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Subject: PUBLIC COMMENT IN OPPOSITION TO H24-27 / OSOWAW BLVD : RAYSOR VENTURES LLC

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****Please include this public comment in both the P&Z and BOCC's hearing agenda packet for File #H 24-27 (Raysor Ventures LLC) taking place on 6/10/24 and 6/25/24. ****

Dear Honorable Commissioners and Staff :

I am voicing my concerns today regarding the property on Osowaw Blvd across from the Weeki Wachee Preserve Entrance which is currently zoned Agricultural.

Recently the property owners attempted to have this parcel rezoned to C4 Heavy Highway Commercial Use to accommodate a collision center at the site. Fortunately, the BOCC heeded the pleas of opposition expressed by the concerned residents and ruled against it.

Currently, the property owner is once again seeking another rezoning request. This time they are seeking rezoning from Agricultural to PDP Multi Family with Deviations to provide "affordable housing". The proposal reveals a complex consisting of 125 apartments.

It is disturbing that a common trend is continuously being seen in Hernando County. Developers are purchasing parcels inexpensively fully aware of the current zoning. In turn, they seek for a rezoning request that ultimately increases their property value exponentially once the rezoning is granted. Zonings are platted for specific uses and unless there is a hardship, zoning "favors" should not be granted. Each request approved sets a precedent for others and a vicious cycle becomes never ending. Within the past several years, this "scheme" is being utilized at/in the vicinity of Hernando Beach. Hernando Beach Motel, the recent proposed convenience store/gas station on Osowaw Blvd, the multiple 5000 Calienta rezonings, Sport Fisherman Landing, and the proposed RV park on Shoal Line Blvd are just a few examples whereby there doesn't appear to be an actual intent to develop. The only objective is to increase their property value because it is a known fact that the rezoning remains with the property once it is sold.

There is another establishment, The Captain's House, that was advertised on tourism websites as a lodging establishment. Clearly this business was located in residential Hernando Beach and to the best of my knowledge was never permitted to do so. The County never took any action against this but rather allowed the owner to advertise this business along with his other businesses (Hernando Beach Motel and The Silver Dolphin) for the sake of tourism. Nevertheless, the property owner recently sold under the premise of it being a lodging quarters and at a selling price of almost 2 million dollars, he gained an astronomical profit.

As for this particular detrimental rezoning request (H 24-27), low income housing is not suitable for the locale for numerous reasons. The low income housing development, Nantucket Cove Apartments, on US 19 (by the Catholic Church) is in close proximity to this proposed development. It also happens to have a 40 hour a week manager on duty just like it is being proposed. Yet, it still has a less than desirable reputation.

On a personal note, I worked at "low income housing developments". These developments were built in some of the best neighborhoods on waterfront property and they were all crime ridden and drug use/sales were rampant. These housing developments destroyed not only the property values of the surrounding residential areas but also destroyed the quality of life for the neighboring residents. I don't foresee this being any different. Ultimately, it will not be deemed beneficial to the community or the County as a whole.

Moreover, the proximity of this proposed low income housing development in relations to the senior community of Forest Glenn poses a safety concern for the elderly that reside there. Not to mention, the children that attend the school in the vicinity and the church members.

The infrastructure will be greatly impacted with the massive influx of tenants. As is, our infrastructure is barely sustainable and may require upgrades to supply service to the development. It's no secret that our schools are already at capacity.

The parcel site consists of approximately 13.6 acres in totality. The complex is designated to be built on approximately 4.6 acres because a majority of the grounds are considered sensitive wetlands. At the Public Inquiry Workshop, the presenting developer mentioned that he was seeking not one, but three deviations of the usage. Also, that the housing density would be calculated based on the 13.6 acres of land rather than the 4.6 acres of which the building(s) would be situated on. This in itself does not seem sensible.

The deviation from the maximum number of dwelling units per building is requested to be increased from 12 units to 60 units. This is quite a substantial increase and appears to exceed any logical parameter.

The deviation from the maximum building height from 45 feet to 65 feet would also not conform with the surrounding structures in existence and would set an undesirable precedent if approved.

Lastly, the apartments will serve as an eyesore to the visitors who frequent the Preserve in order to commune with nature at the Osowaw entrance.

It is respectfully requested that this rezoning request is denied in its entirety and that the applicant is not granted any future rezonings. Its use is too intense. As stated earlier, applicant knowingly purchased property as Agricultural zoning and it should remain as is. It is not fair that neighboring residents have to suffer the consequences associated with any zoning change in order to line the pockets of a developer/entrepreneur that benefits to profit.

For your consideration,

MC Marino
Hernando Beach