

Colleen V. Conko

From: Jeff P <jeff.pevler@gmail.com>
Sent: Wednesday, December 6, 2023 12:27 PM
To: Elizabeth Narverud; Brian Hawkins; Brian Hawkins; John Allocco; Jerry Campbell; Steve Champion; Administration Resource Object; Colleen V. Conko
Cc: Jeff P
Subject: Strong Opposition to CPAM-23-02 and H-23-36 Raysor Ventures LLC Tampa C-4 Heavy Highway Commercial Upzoning on Scenic and Strategic Osowaw Blvd. Please vote No on both matters. Please Include it in the December 12th BOCC Agenda packet.

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.

Honorable County Commissioners and County Administrator,

My name is Jeff Pevler and I have been a resident of Hernando County since 2020. I am writing to you today to express my strong disapproval on multiple levels to the comprehensive plan change proposed by Raysor Ventures on Osowaw Boulevard. This company is proposing a huge auto collision business across the street from the entrance to the Weekiwachee Preserve, beside a church, a Christian school, and a senior citizens community, and at the entrance to Hernando Beach.

A rezoning and CPAM would set a legal precedent for the adjoining now demolished, former Sewer Plant site and the financially struggling adjacent Church lands to be zoned Heavy Industrial C-4 zoning with disastrous effects across Hernando County for generations to come.

I am not opposed to reasonable and planned development but this request is incompatible for the area. The seniors who live adjacent to the site will have their peace and quiet disrupted by the loud noises and the intense traffic this business will bring, not to mention what a trend it will start filling an area meant to be natural and protected given it is adjacent to the preserve and in a flood zone. There are many many more appropriate locations for this type of business along Highway 19 and in Industrial Parks throughout Hernando County.

Thank you for reviewing my concerns. I am counting on you to consider the best interests of Hernando County residents as you weigh this zoning change request.

Sincerely,

Jeff Pevler

jeff.pevler@gmail.com

4020 Gulfview Drive
Hernando Beach, FL 34607

...

Colleen V. Conko

From: Jeffrey Rogers
Sent: Wednesday, December 6, 2023 8:46 AM
To: Colleen V. Conko
Subject: Fwd: Public Comment in Opposition to Osowaw Blvd Rezoning & Comprehensive Plan Amendment Change - File Number H-23-36 and CPAM23-02

Can we add to this agenda items before we publish?

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: Marisol Calzadilla <sweethonestymc@netscape.net>
Date: December 6, 2023 at 8:27:05 AM EST
To: Steve Champion <SChampion@co.hernando.fl.us>, Elizabeth Narverud <ENarverud@co.hernando.fl.us>, Jerry Campbell <JerryC@co.hernando.fl.us>, John Allocco <JAllocco@co.hernando.fl.us>, Brian Hawkins <BHawkins@co.hernando.fl.us>, Jeffrey Rogers <JRogers@co.hernando.fl.us>, BOCC Citizens Comments <bocccitizenscomments@hernandocounty.us>
Subject: **Public Comment in Opposition to Osowaw Blvd Rezoning & Comprehensive Plan Amendment Change - File Number H-23-36 and CPAM23-02**

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.

Please include this letter as a public comment to any agenda packets, proceedings or hearings regarding Rezoning by Raysor Ventures LLC to C-4 Heavy Highway Commercial Use.

Honorable Hernando County Commissioners,

It is in hopes that the Heavy Industrial rezoning request by Raysor Ventures LLC is not granted. Based on the nature of this type of business, it will be noisy, polluting and an eyesore. Its location will be past the "Welcome to Hernando Beach" sign off of US 19 and Osowaw Blvd, forming the property value damaging entrance to residential Hernando Beach as well as negatively impacting the neighboring senior community, church, school and nature preserve entrance. It is becoming the norm that land speculators are purchasing property, knowing very well what it is zoned for, then request inappropriate and harmful rezoning and variance favors.

Furthermore, amendments to the Hernando County Comprehensive Land Use Plan should only take place in rare and vitally important situations that benefit the entire majority of the County. Frivolous revisions of the Comp Plan will set precedents that could be detrimental to every resident, land owner, and business in this County for decades to come. Each will provide a legal precedent for the next and it will become unstoppable. This rezoning request doesn't qualify or warrant such modification and therefore, Comprehensive Plan should NOT be amended.

Respectfully,
M. Marino
Hernando Beach, Florida

Colleen V. Conko

From: Chris Morrissey <morrissey_chris@hotmail.com>
Sent: Wednesday, December 6, 2023 12:18 PM
To: Elizabeth Narverud; Brian Hawkins; Brian Hawkins; John Allocco; Jerry Campbell; Steve Champion; Administration Resource Object; Colleen V. Conko
Cc: Chris Morrissey
Subject: Strong Opposition to CPAM-23-02 and H-23-36 Raysor Ventures LLC Tampa C-4 Heavy Highway Commercial Upzoning on Scenic and Strategic Osowaw Blvd. Please vote No on both matters. Please Include it in the December 12th BOCC Agenda packet.

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Honorable County Commissioners and County Administrator,

My name is Chris Morrissey and I have been a resident of Hernando County since 2020. I moved to this area to live in Florida's Nature Coast and enjoy the many available outdoor activities, including hiking, biking, kayaking and boating.

I am writing to you today to express my strong disapproval on multiple levels to the comprehensive plan change proposed by Raysor Ventures on Osowaw Boulevard. This company is proposing a huge auto collision business across the street from the entrance to the Weekiwachee Preserve, beside a church, a Christian school, and a senior citizens community, and at the entrance to Hernando Beach.

A rezoning and CPAM would set a legal precedent for the adjoining now demolished, former Sewer Plant site and the financially struggling adjacent Church lands to be zoned Heavy Industrial C-4 zoning with disastrous effects across Hernando County for generations to come.

I am not opposed to reasonable and planned development but this request is incompatible for the area. The seniors who live adjacent to the site will have their peace and quiet disrupted by the loud noises and the intense traffic this business will bring, not to mention what a trend it will start filling an area meant to be natural and protected given it is adjacent to the preserve and in a flood zone. There are many many more appropriate locations for this type of business along Highway 19 and in Industrial Parks throughout Hernando County.

Thank you for reviewing my concerns. I am counting on you to consider the best interests of Hernando County residents (current & future) as you weigh this zoning change request.

Sincerely,

Chris Morrissey
Morrissey_Chris@hotmail.com
4020 Gulfview Drive
Hernando Beach, FL 34607

Colleen V. Conko

From: JoAnn Behan <behan.joann@gmail.com>
Sent: Wednesday, December 6, 2023 11:56 AM
To: Administration Resource Object
Subject: Re: Strong Opposition to CPAM-23-02 and H-23-36 Raysor Ventures LLC Tampa C-4 Heavy Highway Commercial Upzoning on Scenic and Strategic Osowaw Blvd.

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.

Administrator,

Please vote No on both matters of CPAM-23-02 and H-23-36. Please Include it in the December 12th BOCC Agenda packet.

Passing this will have far-reaching impacts that will damage the future of our county and MY neighborhood, The Forest Glen Retirement Village located at 1431 Friar Tuck Ln, Spring Hill, FL 34607.

Heavy Highway Commercial "C-4" Rezoning is the most Permissive and therefore potentially the most Destructive form of commercial zoning. It's "Anything Goes" Zoning. That's why "C-4" is usually limited to Commercial/Industrial nodes outside of areas where it may impact others.

This attempted Comprehensive Land Use Plan Amendment (CPAM) and Upzoning "Agriculture" Four Stages to C-4 is an "Incompatible Use" forming a blighted entryway to residential Hernando Beach, across from the WW Nature Preserve and adjacent to a Church, MY Senior Community, and a School.

The CPAM and C-4 Legal Precedent set on this piece of land has the potential to set up a virtually unstoppable nearly 40 acre surrounding Commercial/Industrial Use at that strategic, increasingly trafficked and highly sensitive location encompassing the former sewage treatment plant site and eventually the 11-acre adjacent Church. It sets a legal precedent on allowing casual Comp Plan Amendments for inappropriate rezonings to occur suddenly in All parts of Hernando County. No one is safe from this.

The Comp Plan change and rezoning was approved by the Planning Dept. in their influential "Staff Report" and was Approved 5-0 by the P&Z Board. It's on rails for approval by the BOCC on 12/12 unless YOU VOTE NO!

The Tampa developer started working with County Planning staff in May 2023 to figure out how to make this incompatible plan fit by manipulating the Comp Plan to allow rezoning from "Agriculture" UP Four Zoning Classifications to C-4.

This massive and disruptive facility belongs in an Industrial Park and not on a scenic road in a flood zone. The only reason to build there is to maximize investment profit for the Tampa developer. It is an "Incompatible Use" on Osowaw.

If you let the developer succeed, he will go back to Tampa with a likely \$2,000,000 profit for rezoning a \$350,000 investment he made in August 2023 and You will be left holding the bag - Forever. (Think blight, residential and business property value degradation, almost certain eventual harm to the environment and aquifer, traffic, and multiple traffic light changes to cross US 19 at Spring Hill Drive, and more).

As a resident of Hernando County and specifically the Forest Glen Retirement Village I plead with you to focus on what I see as Violations of the Law re: "Incompatible Uses" and Lack of "Step Down" zoning. The Comp Plan is being carelessly Amended to allow completely inappropriate Heavy Commercial C-4 in a place that it was never supposed to be.

This is not just a coastal issue. A CPAM without justification could suddenly damage any community, anywhere in Hernando County. The hazardous chemical nature of this proposed business, and the difficulty in monitoring pollution compliance adjacent to wetlands in an Active Bear Habitat that surrounds this parcel to the N, S and W is of great concern to me.

The fact that this application isn't just asking for commercial use, it is asking a for MAXIMUM COMMERCIAL use next to a Church, a Senior Housing Village and a School. And it would plunk that damaging use down in the middle of 8,000 acres of protected aquifer in environmentally sensitive lands on either side of it owned by SWFWMD.

NON-EXISTANT STEP DOWN ZONING and LACK OF COMPATIBILITY ARE TWO OF THE STRONGEST AND MOST VALID AND LEGAL ARGUMENTS YOU CAN MAKE AGAINST THIS APPLICATION. IT DOES NOT FIT IN THAT LOCATION AND THEREFORE IT SHOULD BE DENIED.

I implore you to Vote a resounding "NO" to CPAM-23-02 and H-23-36 Raysor Ventures LLC Tampa C-4 Heavy Highway Commercial Upzoning on Scenic and Strategic Osowaw Blvd.

Sincerely,
JoAnn Behan
A very concerned resident of the Forest Glen Retirement Village

Sent from my iPhone

Colleen V. Conko

From: Jeffrey Rogers
Sent: Wednesday, December 6, 2023 12:35 PM
To: Colleen V. Conko
Subject: Fwd: Opposition to Osowaw Blvd Rezoning from Agricultural to C-4 Heavy Highway Commercial Use (File # H-23-36) and Opposition to Comprehensive Plan Amendment (File # CPAM23-02)

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: lfixerm@aol.com
Date: December 6, 2023 at 12:17:14 PM EST
To: John Allocco <JAllocco@co.hernando.fl.us>, Steve Champion <SChampion@co.hernando.fl.us>, Elizabeth Narverud <ENarverud@co.hernando.fl.us>, Jerry Campbell <JerryC@co.hernando.fl.us>, Brian Hawkins <BHawkins@co.hernando.fl.us>, Jeffrey Rogers <JRogers@co.hernando.fl.us>, BOCC Citizens Comments <bocccitizenscomments@hernandocounty.us>
Subject: **Re: Opposition to Osowaw Blvd Rezoning from Agricultural to C-4 Heavy Highway Commercial Use (File # H-23-36) and Opposition to Comprehensive Plan Amendment (File # CPAM23-02)**

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.

This email is a public comment in Opposition to Osowaw Blvd Rezoning from Agricultural to C-4 Heavy Highway Commercial Use (File #H-23-36) and Opposition to Comprehensive Plan Amendment (File #CPAM23-02).

Please include it in the agenda packet for the BOCC hearing on 12/12/23 and any other future hearings regarding this rezoning.

To All Hernando County Board of County Commissioners :

Please deny the rezoning request by the applicant Raysor Ventures, LLC. to utilize a large portion of this parcel as a Heavy Industrial Automotive Collision Repair, Painting, and Body Repair Facility. It is not feasible to have this pollutant type of business developed near wetlands and pond that lead to our drinking water aquifer. It is very concerning that a C-4

zoning allows just about anything, no matter the impacts on the environment or neighboring property values.

Moreover, I am not in agreement with Amending the Comprehensive Plan and respectfully request that no amendments are made.

Sincerely,
Mark Lucas
Hernando Beach

Colleen V. Conko

From: Lynne Herrick <lynneherrick@gmail.com>
Sent: Wednesday, December 6, 2023 12:38 PM
To: Administration Resource Object
Subject: Strong Opposition to CPAM-23-02 and H-23-36 Raysor Ventures LLC Tampa C-4

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 Honorable County Administrator Rogers:

As a concerned citizen with Strong Opposition to CPAM-23-02 and H-23-36
Raysor Ventures LLC Tampa C-4
Heavy Highway Commercial
Upzoning on Scenic and Strategic Osowaw Blvd. Please vote No on both matters. Please Include it in the December 12th BOCC
Agenda packet.

HEAVY HIGHWAY COMMERCIAL
COLLISION CENTER AND OUTDOOR WRECKED CAR AND TRUCK PARKING AT THE HIGHLY INAPPROPRIATE, DAMAGING AND
SENSITIVE LOCATION ON OSOWAW BLVD ACROSS FROM THE MAIN ENTRANCE TO THE NATURE PRESERVE AND THE
GATEWAY TO THE NATURE COAST.

This will be detrimental to our property values as well as an eyesore to our Nature Coast and the approach to our
neighborhoods.

Sincerely,
Lynne Herrick

Colleen V. Conko

From: Mary Ann St. Arnaud <candysparkel@outlook.com>
Sent: Wednesday, December 6, 2023 11:56 AM
To: Administration Resource Object
Subject: Opposition to proposed zoning change from Agricultural to C-4

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Mr. Jeff Rogers P.E.

As a 25 year resident of Hernando Beach I must oppose whole heartedly this change in zoning on Osowaw. I cannot think of it as progress in an area called the Nature Coast.

Preserve this area and the entrance into it. I cannot envision C-4 zoning as eye candy into the Nature Coast.

Sincerely

Mary Ann St. Arnaud
4334 Paradise Circle
Hernando Beach, FL

Colleen V. Conko

From: John Herrick <john_herrick1@icloud.com>
Sent: Wednesday, December 6, 2023 12:45 PM
To: Colleen V. Conko
Subject: Strong opposition to CPAM-23-02 and H-23-36

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 Agenda Coordinator Conko:

As a concerned citizen with Strong Opposition to CPAM-23-02 and H-23-36 Raysor Ventures LLC Tampa C-4 Heavy Highway Commercial Upzoning on Scenic and Strategic Osowaw Blvd. Please vote No on both matters. Please Include it in the December 12th BOCC Agenda packet.

HEAVY HIGHWAY COMMERCIAL
COLLISION CENTER AND OUTDOOR WRECKED CAR AND TRUCK PARKING AT THE HIGHLY INAPPROPRIATE, DAMAGING
AND SENSITIVE LOCATION ON OSOWAW BLVD ACROSS FROM THE MAIN ENTRANCE TO THE NATURE PRESERVE AND
THE GATEWAY TO THE NATURE COAST.

This will be detrimental to our property values as well as an eyesore to our Nature Coast and the approach to our neighborhoods.

Thank you for all that you do,

John Herrick

Sent from my iPhone

Colleen V. Conko

From: David Snutes <dsnutes@nep.net>
Sent: Wednesday, December 6, 2023 1:42 PM
To: Steve Champion; Elizabeth Narverud; Jerry Campbell; John Allocco; Brian Hawkins; Jeffrey Rogers; BOCC Citizens Comments
Cc: JOEL.SCHLEICHER@WATERMATTERSBOARD.ORG; ED.ARMSTRONG@WATERMATTERSBOARD.ORG; MICHELLE.WILLIAMSON@WATERMATTERSBOARD.ORG; JOHN.MITTEN@WATERMATTERSBOARD.ORG; KELLY.RICE@WATERMATTERSBOARD.ORG; JACK.BISPHAM@WATERMATTERSBOARD.ORG; ASHLEY.BARNETT@WATERMATTERSBOARD.ORG; JOHN.HALL@WATERMATTERSBOARD.ORG; ROBERT.STERN@WATERMATTERSBOARD.ORG; JAMES.HOLTON@WATERMATTERSBOARD.ORG; DUSTIN.ROWLAND@WATERMATTERSBOARD.ORG; VIRGINIA.SINGER@WATERMATTERS.ORG; CARA.MARTIN@WATERMATTERS.ORG; FRANK.GARGANO@WATERMATTERS.ORG; CINDY.RODRIGUEZ@WATERMATTERS.ORG; AMBER.SMITH@WATERMATTERS.ORG; BRUNO.KAPACINSKAS@WATERMATTERS.ORG; ROSS.MORTON@WATERMATTERS.ORG
Subject: Rezoning H-23-36 and CPAM23-02

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.

Please include this letter as a public comment to any agenda packets, proceedings or hearings regarding Rezoning by Raysor Ventures LLC to C-4 Heavy Highway Commercial Use

Hernando County Commissioners,

Please do not approve this rezoning request! This is a residential community and adjacent to the Weeki Wachee Preserve where the drainage from this area discharges. This is the wrong location for this type of operation.

Would you want this type of business next to your residence and source of your drinking water?

Thank You,
David and Nancy Snutes
3369 Gulfview Drive
Hernando Beach Fl 34607

Colleen V. Conko

From: mooring89@aol.com
Sent: Wednesday, December 6, 2023 1:58 PM
To: Administration Resource Object
Subject: Strong Opposition to CPAM-23-02 and H-23-36 Raysor Ventures LLC Tampa C-4 Heavy Highway Commercial Upzoning on Scenic and Strategic Osowaw Blvd. Please vote No on both matters. Please Include it in the December 12th BOCC Agenda packet.

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Honorable County Commissioners and County Administrator:

As a 25+ year resident of Hernando Beach and a concerned environmentalist, I am writing to you today to express my strong disapproval on multiple levels to the comprehensive plan change proposed by Raysor Ventures on Osowaw Boulevard. This company is proposing a huge auto collision business across the street from the entrance to the Weeki Wachee Preserve, beside a church, a Christian school, and a senior citizens community, and at the entrance to Hernando Beach. A rezoning and CPAM set a legal precedent for the adjoining now demolished, former Sewer Plant site and the adjacent Church lands to be zoned Heavy Industrial C-4 zoning with disastrous effects across Hernando County for generations to come. The project is incompatible on every level. The seniors who live adjacent to the site will have their peace and quiet disrupted by the loud noises and the intense traffic this business will bring, not to mention what a trend it will start filling an area meant to be natural and protected given it is adjacent to the preserve and in a flood zone. This project will also interfere with the natural Wildlife Corridor that runs from Pasco County through the Weeki Wachee Preserve and into Citrus County.

This acreage is part of a 40 year plan for a reason. Please do not rezone this acreage for this unnecessary commercial project.

Thank you for your time.

Paula Eisenberg
Hernando Beach

Colleen V. Conko

From: Forrest Bennett <fbennett12345@gmail.com>
Sent: Wednesday, December 6, 2023 1:09 PM
To: Elizabeth Narverud; Brian Hawkins; John Allocco; Jerry Campbell; Steve Champion
Cc: Administration Resource Object; Colleen V. Conko
Subject: Strong Opposition to CPAM-23-02 and H-23-36 Raysor Ventures LLC Tampa C-4 Heavy Highway Commercial Upzoning on Scenic and Strategic Osowaw Blvd. Please vote No on both matters. Please Include this in the December 12th BOCC Agenda packet.

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Honorable County Commissioners,

Please consider law and logic carefully before approving the Comprehensive Plan Amendment and C-4 Heavy Highway Commercial Rezoning which has been requested by Raysor Ventures LLC Tampa for the agricultural / wetlands property on Osowaw Boulevard.

This site is the very definition of "Incompatible Use" and does not provide for proper and logical "Step Down Zoning and use" and therefore violates Hernando County zoning law in the Municode and wise planning and zoning practices protecting private property rights and for the future benefit of Hernando County as a whole.

The land is sandwiched between Swiftmud's protected lands and across the street from the agency's Main Entrance to the Weekiwachee Preserve. It is west of U.S. 19 in a flood evacuation zone with a senior citizen community, church, and school as the closest neighbors.

Any new commercial intrusion in this agriculture/wetlands area would be troubling, but to jump to the zoning that allows the highest level of intense commercial development - allowing for a 60-foot tall / 30,000 square foot Auto Body/Paint and Collision Center using hazardous chemicals with outdoor storage for wrecked cars and trucks - is Totally Wrong for this site. There are large stretches of major highways and two nearby Industrial Parks where such commercial is expected (and found) and are available for construction throughout the county.

Except for maximizing profits for the Tampa developer purchasing 14 acres for a mere \$350,000 in August, why would this site, with its current comprehensive plan designation of agriculture, be the appropriate place to establish such an intense business? While this site makes sense for the Tampa developer, private property rights go both ways and this creates permanent economic and tourist development harm on the gateway to the Nature Coast.

Further, a CPAM and C-4 rezoning will almost certainly attract like-minded environmental and economic development damaging Heavy Highway Commercial to the adjacent sites (the razed sewage treatment plant and eventually the struggling 11 acre Church) setting a precedent, thereby making it impossible to deny "C-4" zoning to them, as well. This could easily result in a 30-acre plus Heavy Commercial / Industrial node on a scenic road and our only emergency access. The nearby intersection and traffic signals at busy US 19 and Spring Hill Drive are already reaching capacity (with 30 plus percent of the platted residential lots in Hernando Beach still to be built upon plus increasing tourism) and unplanned for traffic from heavy commercial uses added to this location sets up a guaranteed dysfunctional intersection in the future.

While these applications on the face are unacceptable and should not be approved for this site, those of us who love this county and what it offers also worry about the precedent this will set and the damage it will do to the drinking water aquifer, a place that attracts folks to the nature, the beauty, the rare, quaint old Florida offered by Aripeka and Weeki Wachee, the recreational opportunities along the unspoiled coastline and the upscale waterfront attractiveness of Hernando Beach. But I know you cannot vote No solely on those concerns.

Again, this site is legally the very definition of incompatible use. It does not fit with the neighbors. It poses threats to the sensitive lands around it. It does not belong here. Please deny both the comprehensive plan change and the rezoning request. This is incompatible with Hernando County zoning law and planning protocol and will forever harm the future of a strategically important gateway to the Nature Coast.

Honorable Commissioners, thank you for your careful consideration of zoning law and the many negative impacts a CPAM and C-4 in this sensitive and strategic location will bring. And thank you for your continued forward-thinking service for the residents, businesses, and economic growth of Hernando County. It's a tough job.

Sincerely -

Forrest Bennett
4327 Biscayne Drive
Hernando Beach, FL 34607

Founder: non-profit Nature Coast Action Team (NCAT) - since 2012
UF Certified Florida Master Naturalist in Coastal Systems
Two-time (eight-year) BOCC appointed Advisory Member of the Environmentally Sensitive Lands Committee
23-year Hernando Beach resident and business owner

fbennett12345@gmail.com
352-596-2262

Colleen V. Conko

From: Richard M. Grega <richgrega@aol.com>
Sent: Wednesday, December 6, 2023 2:23 PM
To: Colleen V. Conko
Subject: Input for Dec 12 BoCC Meeting Agenda Packet

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.

I am requesting that this email be copied and placed in the Agenda Packet for the Tuesday, December 12, 2023 BOCC meeting at which the Raysor Ventures Comprehensive Land Use Change and Zoning change from Agriculture to C-4 is being considered for approval.

My name is Richard M. Grega. I have owned my home at 4042 Sheephead Drive in Hernando Beach for 3 years. I am a retired senior citizen and a Vietnam veteran. I was drawn to Hernando Beach by the area's very unique character and "vibe" and by it's relative isolation from the highly developed route 19 corridor while at the same time offering easy access to what that commercial zone offers when desired or needed. Recently I learned that the area's unique qualities are currently being threatened in a very immediate and egregious way which would not only cause immediate harm but also set a very dangerous and damaging precedent. Therefore I feel compelled to speak out strongly.

I am strongly opposed to the proposed land use and zoning change referenced above which would change the classification of the parcel on Ossowa Blvd from agricultural to "C-4" i.e. the highest level of heavy highway commercial.

- This is an environmentally sensitive property which is literally at the gateway to the Nature Coast and directly across from the entrance to the Wikee Wachee Nature Preserve. The wetlands on this property drain into that protected area and heavy industrial uses have great potential to contaminate the wetlands and the aquifer despite the claims of the developer that the proposed use will be "modern" with no potential to leak contaminants. Is he willing to be liable in perpetuity should there be problems? Of course not, he will be long gone and it is you and your successors and the citizens of the county who would be left holding the bag.
- The proposed building and use is totally out of character with the adjoining senior living community, the adjoining church property and the conservation lands along this road. There is nothing that justifies jumping multiple (4) levels of classification for this property to C-4. There are several areas in the county where such heavy use is already allowed and where additional C-4 uses should be clustered vs being haphazardly allowed in completely non-compatible areas. What value does a long term Comprehensive Land Use Plan have if it can be so easily set aside to suit an individual vs for the common good? And jumping 4 levels to allow this highest level of commercial use is totally beyond reasonableness.
- If this change is permitted it clearly opens the door wide to adjoining properties being similarly rezoned to C-4 effectively allowing creation of a heavy industrial park in an area clearly not appropriate for that use. I beg you not to allow the creation of that slippery slope.
- And if approved these changes will clearly open the door and set a precedent for similar multi-classification level zoning changes to be sought in other areas around the county. Why have a comprehensive plan if it can be so easily circumvented?
- Clearly this is an inappropriate location for C-4 development of any sort. It would be highly unusual to allow this huge jump in classification in the comprehensive plan and the 4 levels of re-zoning to occur

and would show complete disregard for the environmental sensitivity and special nature of the area as well as drastically impacting the tranquility and property values of residents in the adjoining senior community.

Please consider the above facts and ask yourselves why normal land use and zoning procedures should be bent so far to allow this egregious move from “agricultural” to “C-4”, the highest, most permissive commercial classification. What overriding benefit is there to the county and its residents to allow this change? Please vote against it.

Respectfully,

Richard M. Grega

4042 Sheephead Drive

Hernando Beach

Colleen V. Conko

From: Jeffrey Rogers
Sent: Wednesday, December 6, 2023 3:02 PM
To: Colleen V. Conko
Subject: FW: AGAINST OSOWAW BLVD REZONING TO C-4 HEAVY HIGHWAY COMMERCIAL & AMENDMENT TO COMPREHENSIVE PLAN - FILE #s : H-23-36 & CPAM23-02

Jeffrey Rogers, P.E.
County Administrator
Hernando County
15470 Flight Path Drive
Brooksville, FL 34604
(352)754-4841
jrogers@hernandocounty.us

Sign up to receive the [Hernando Highlights](#) monthly newsletter!

From: Evelio Calzadilla <evelioc610@gmail.com>
Sent: Wednesday, December 6, 2023 1:17 PM
To: John Allocco <JAllocco@co.hernando.fl.us>; Steve Champion <SChampion@co.hernando.fl.us>; Elizabeth Narverud <ENarverud@co.hernando.fl.us>; Jerry Campbell <JerryC@co.hernando.fl.us>; Brian Hawkins <BHawkins@co.hernando.fl.us>; Jeffrey Rogers <JRogers@co.hernando.fl.us>; CitizenComments@hernandocounty.us
Subject: AGAINST OSOWAW BLVD REZONING TO C-4 HEAVY HIGHWAY COMMERCIAL & AMENDMENT TO COMPREHENSIVE PLAN - FILE #s : H-23-36 & CPAM23-02

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.

Please accept this correspondence as a public comment and include it in the agenda packet for 12/12/23 and any other future hearings regarding the rezoning of the Osowaw Blvd Parcel.

To the Board of County Commissioners,

It is respectfully requested that the BOCC denies Raysor Ventures LLC's application to rezone the property located on Osowaw Blvd to C-4 Heavy HWY Commercial & Amendment to the Comprehensive Plan in order to build a 30,000 square foot automotive collision, repair, and body shop facility.

The proposed site is located across from the main entrance to the WW Nature Preserve and next to the Forest Glenn Senior Community and the Seventh Day Adventist Church, near the Christian School. This parcel is currently quiet, tranquil and compatible with its surrounding area. If it is rezoned to heavy industrial use, it will undoubtedly upset the delicate balance that currently exists amongst the neighboring seniors, children, students, worshippers and wildlife that desire serenity. Simply stated, it's not a right fit; especially since the County was finally able to demolish the sewage treatment plant after a 20 year delay. A rezoning of this caliber is inappropriate, area damaging, and environmentally harmful in many aspects.

For your consideration,
Leo Calzadilla

Hernando Beach Property Owner