

## Colleen V. Conko

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**From:** reeve.johnpaul1 <reeve.johnpaul1@gmail.com>  
**Sent:** Saturday, June 15, 2024 4:51 PM  
**To:** BOCC Citizens Comments  
**Subject:** FW: Objection to rezoning H-24-27. Please include in the official record

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Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

**From:** John-Paul Reeve <reeve.johnpaul1@gmail.com>  
**Date:** 6/13/24 3:58 PM (GMT-05:00)  
**To:** Bhawkins@co.hernando.fl.us  
**Cc:** Omar DePablo <odepablo@hernandocounty.us>  
**Subject:** Objection to rezoning H-24-27. Please include in the official record

### H-24-17 Rezoning

Dear Commissioner Hawkins,

As registered voters and citizens of Hernando County my wife and I wish to encourage you NOT to approve the rezoning from agriculture to multi-family low-income apartment housing for the following reasons:

- 1) This location is NOT suitable for this type of housing.
- 2) The property has 13 acres of land with only 4 acres suitable for building structures. 9 acres are designated as unbuildable wetlands. The density of the apartment housing allowed per acre was calculated on the entire 13 acres when it should be only on the 4 buildable acres. With that, the density should be much less than the 130 units requested.
- 3) Infrastructure is not supportive of 130 apartment units
- 4) Numerous properties close to this area are much better suited for offering low-income housing developments.
- 5) If this developer manages to acquire government funds to offset a large portion of their expense to build and these apartments are built then I understand that they will also have a break on property taxes for up to 50 years this property must remain low-income housing. In our opinion this developer is looking to turn this cheap parcel of land he purchased a year ago into housing paid for by the government (taxpayer dollars), and receiving tax benefits for years to come.

6) These types of apartments draw in tenants that can be undesirable with drug use and crimes. This is not the best element desired at the entrance to our coastal properties that generate significant property taxes for our county. The elderly manufactured homes subdivision and the private school in close proximity will be at risk with a 'less desirable' element allowed. Luxury condos would be more suitable to the area and better serve our county for long-term income and tax revenue.

7) Deviation from the maximum building height of the surrounding structures already in existence will not conform with them and would set an undesirable precedent if greater building heights are approved.

8) Lastly, the apartments will create an eyesore to the visitors who frequent the Preserve seeking to commune with nature at the Osowaw entrance. We are talking about basic apartment-style construction. Nothing fancy. With the 30 to 50-year commitment required for these low-income housing project grants, this will become an undesirable development in short order.

It is respectfully requested that this rezoning request be denied in its entirety. This change is incompatible with the surrounding area and too intense. Upscale condos/townhomes with significantly lower density and HOA regulations would hold and increase in value over time.

This applicant knowingly purchased property with an Agricultural wetlands zoning and it should remain as is. It is not fair that long-standing neighboring businesses and residents should have to suffer the consequences associated with any incompatible zoning change to line the pockets of a developer/entrepreneur that profits while their quality of life is negatively affected. We also regularly travel by this location and know this intense level of development and the clientele it will attract is incompatible with future desirability of this area. We will unfortunately be out of the area on the June 25th date this is on the agenda, so we do trust you will consider our concerns and vote against this rezoning request. Thank you for taking the time to read and consider our concerns.

Respectfully submitted,

Dr. John Paul & Kelly Reeve

678-468-1943