



**Public Information Workshop Summary
Osowaw Boulevard Parcel PDP (Multi-family) Rezoning Amendment
Tuesday, May 28, 2024 @ 6 pm**

Workshop Details

The workshop was held at the Holiday Inn Express & Suites Spring Hill, located at 3528 Commercial Way US 19, Spring Hill, FL 34606. The event began at 6:00 pm, 5/28/24. Approximately 34 residents from the surrounding area and the Forest Glenn community attended the workshop. The public information workshop lasted until 7:00 pm.

Presenters for the workshop were:

- Michael Raysor, P.E. - Owner
- Justyna Gale, MUP - Forward Planning & Design
- Ryan Renardo, P.E. - R-Squared Engineering
- Justin Corder, Newstar Development

Summary of the Workshop

Michael Raysor started the Workshop by introducing the project and the project team. Mrs. Gale followed with a 10-minute PowerPoint presentation of the Rezoning Amendment. The remainder of the event was a question-and-answer format.

The following is a summarized list of the comments from the neighbors and community members who attended the Public Information Workshop for the Osowaw Parcel PDP (MF) Rezoning Amendment:

- Residents said they would like to leave the area natural conservation and not develop.
- Where will the wildlife go? People concerned that the wildlife will be displaced and go into their neighborhood.
- Are there other four story apartments in the area?
- Questions about the workforce housing residence and rent limits.
- Concerns about increased crime.
- Residents would like fencing around the project or around Forest Glenn community.
- Increased traffic, utilities, school capacity and County services.
- A few of the residents said they were happy that the development would provide affordable housing options for new teachers, officers and the workforce community in the area.
- Questions about the stormwater and next phases of the permitting process.
- Questions about what will happen to the surplus land to the east (decommissioned wastewater treatment plant)
- Where will the people go during a hurricane?

Osowaw Parcel Rezoning
Planned Development Project - Multi-family

Public Information Workshop
May 28, 2023
6pm - 7pm



Overview

- ▶ Project site is approximately 13.6 acres located on the south side of Osowaw Boulevard
- ▶ Future Land Use is Residential
- ▶ Rezoning from Agricultural (AG) to Planned Development Project - Multi-family (PDP- MF)
- ▶ Planned for vertical development as Attainable/Workforce Housing
 - ▶ *Subject to State funding approval*
- ▶ 125 units maximum

Table 3: Proposed Development Area

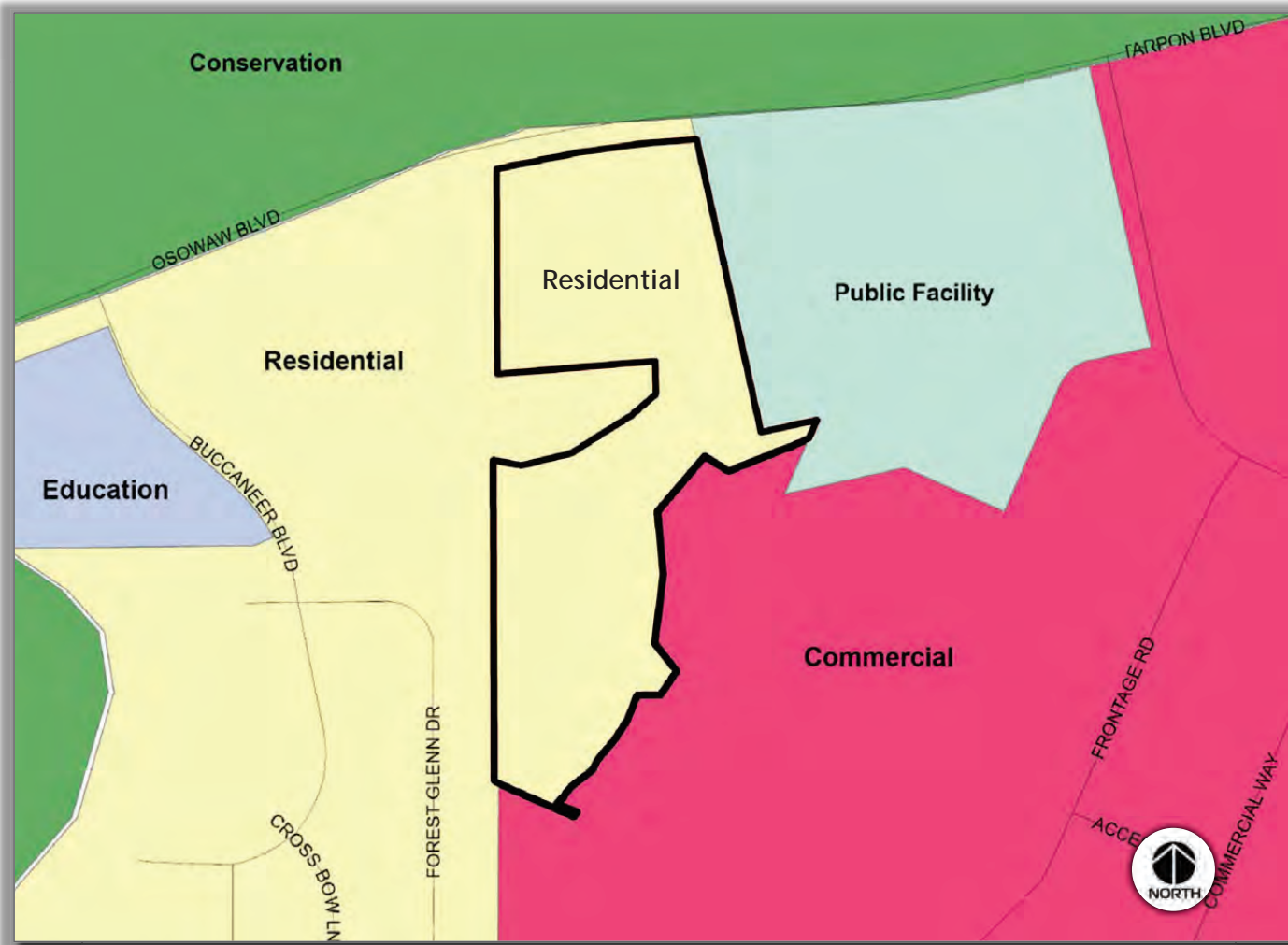
Description	±Ac.	Dwelling Units (DU)	Gross Density (DU/Ac.)
Gross Site Area	13.6 acres		
Estimated Wetlands	9 acres		
Net Developable Area	4.6 acres		
Multi-family Residential		125 units	9 du/ac
Allowed Density			22 du/ac



Conceptual Plan



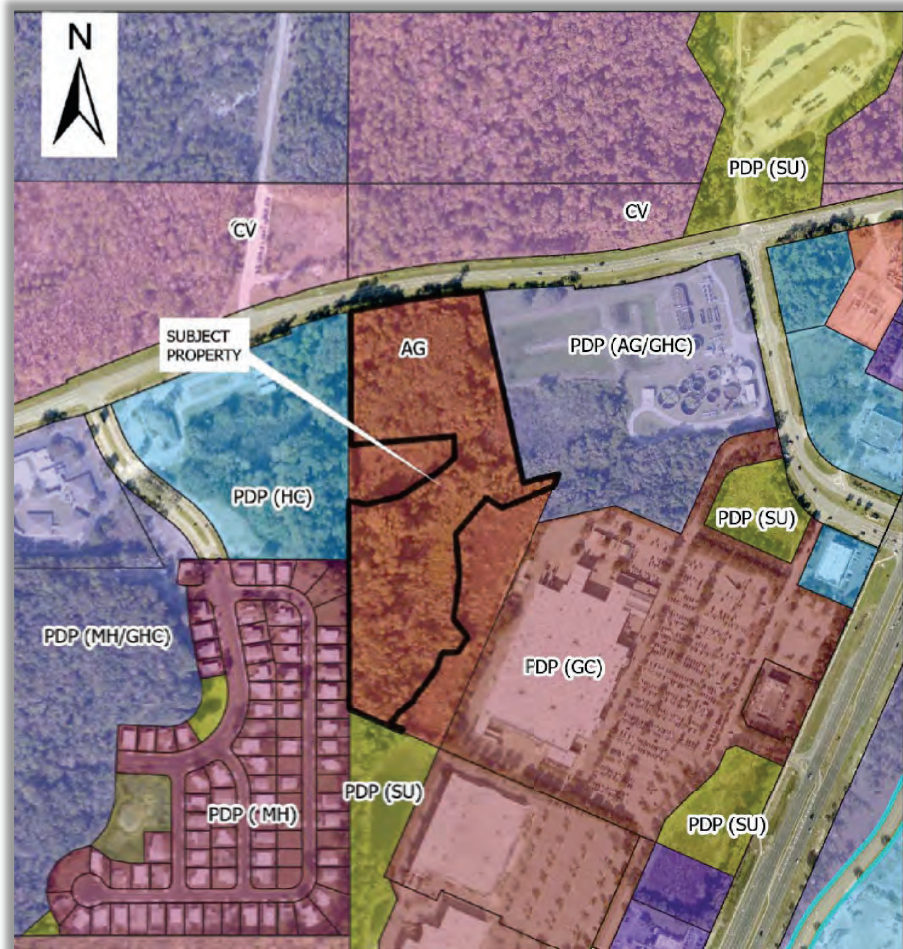
Future Land Use (FLU) Map - Residential



- Comprehensive Plan is a document that defines a community's vision and establishes the associated goals, objectives, and policies that direct the decision making process to help achieve that vision.
- The Future Land Use Map is the guiding graphic document that shows the general character and locations of anticipated future development.
- The categories on the Future Land Use Map illustrate the predominant future character of the area.

Zoning Map

Existing Zoning- Agricultural

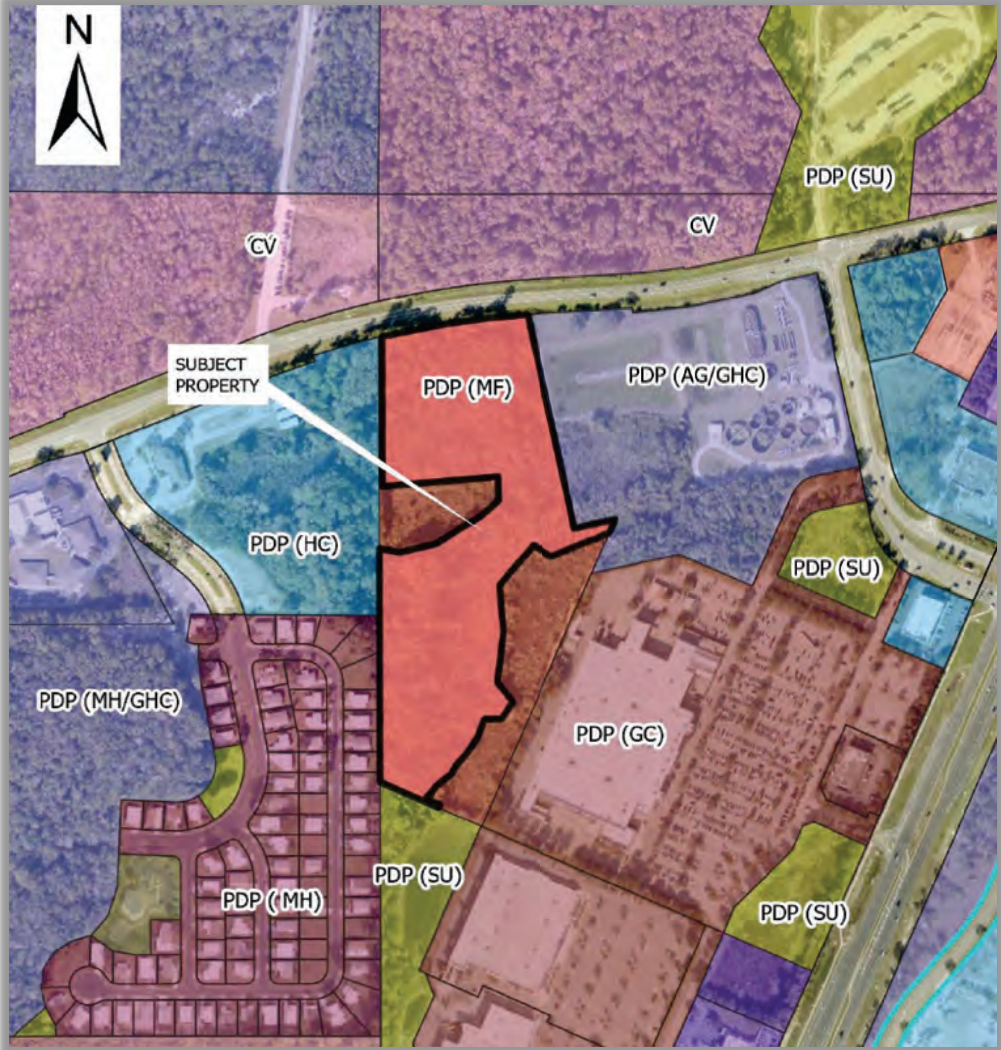


Agricultural District Permitted Uses:

- ▶ Animal specialty establishment
- ▶ Farming and farming service establishments
- ▶ Fisheries
- ▶ Forestry and forestry service establishments
- ▶ Horticultural specialty farms
- ▶ Hunting, trapping and game propagation
- ▶ Landscaping service
- ▶ Single-family dwelling - 0.4 max density*
- ▶ Mobile Home
- ▶ Land Application of Domestic Septage
- ▶ Wildlife management activities
- ▶ Resource-oriented recreational activities
- ▶ Aquaculture

***For Reference Purposes, Forest Glenn has a density of 4.0 du/acre.**

Proposed Zoning- PDP (Multi-family)



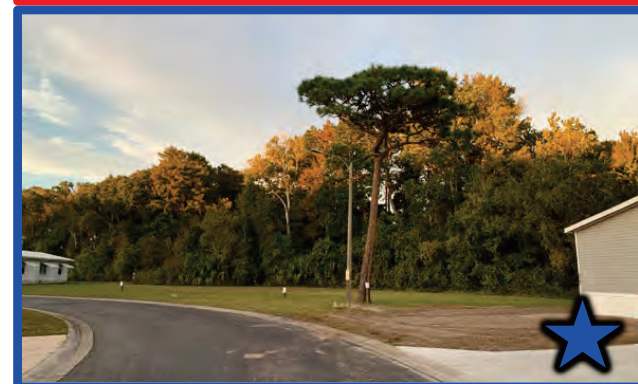
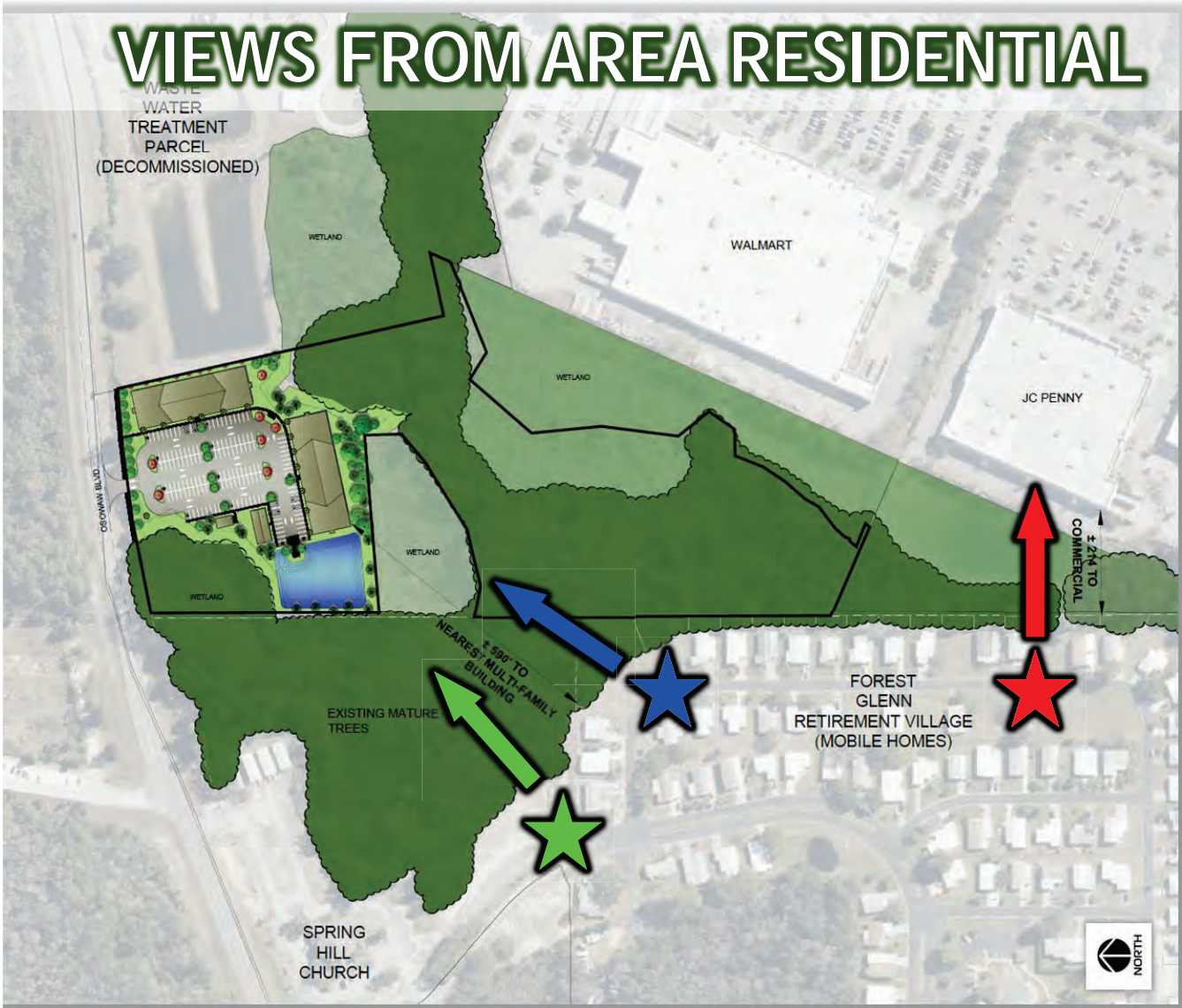
Adjacent FLU and Zoning

- ▶ The proposed Zoning of Planned Development Project – Multi-family (PDP-MF) is compatible with the existing Residential Future Land Use and an appropriate transitional use from the commercial.

Direction	FLU Category	Zoning District	Existing Use
North	Conservation	Conservation	Weekiwachee Preserve
East	Commercial	PDP (GC) and Public Service Facility (PSP)	Shopping Center, Decommissioned Wastewater Treatment Plant
South	Commercial	PDP(GC)	Shopping Center
West	Residential	PDP (GHC), PDP (MH)	Church and Mobile Home Park



VIEWS FROM AREA RESIDENTIAL

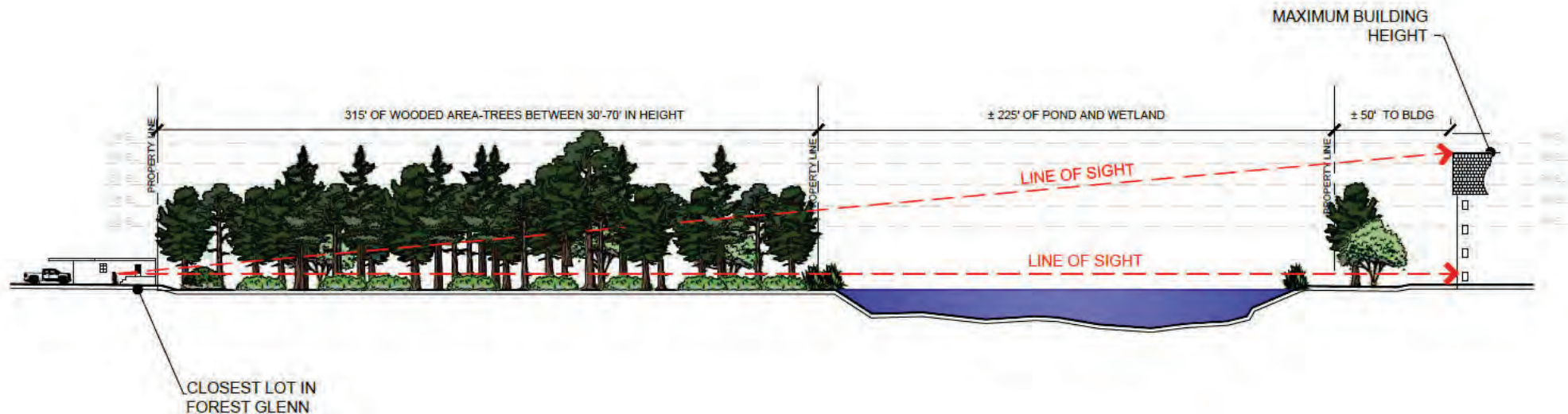


Birds Eye View



Preservation of Wetlands and Vegetation

- Stormwater ponds strategically placed to create additional buffering
- Existing wetland and vegetation will be retained to create a natural buffer



Architecture



Architecture



Hernando County Range of Resident Income Limits by Number of Persons in Household

Families earning at or below 60% of Area Median Income.	Families earning at or below 80% of Area Median Income.
◦ 1 - \$40,140	◦ 1 - \$53,520
◦ 2 - \$45,840	◦ 2 - \$61,120
◦ 3 - \$51,600	◦ 3 - \$68,800
◦ 4 - \$57,300	◦ 4 - \$76,400
◦ 5 - \$61,920	◦ 5 - \$82,560
◦ 6 - \$66,480	◦ 6 - \$88,640

Monthly Rent Limits

Maximum HUD Rent Limit by Number of Bedrooms in Unit

Percentage Category (AMI)	1 Bedroom	2 Bedroom	3 Bedroom
60%	\$1,074	\$1,290	\$1,490
80%	\$1,433	\$1,720	\$1,987

**Assumptions do not include Utility Allowance*

Permitting Site Plan Approval Process- (Follows the Rezoning)

- ▶ Preparation of Engineered Site Plan
- ▶ Stormwater
- ▶ Environmental Study - Turtles and other wildlife
- ▶ Traffic Study
- ▶ Bus Stop/Transit access
- ▶ School Board Coordination

Public Information Workshop Sign-In Sheet

Osowaw Boulevard Parcel Rezoning Amendment PDP(MF)

Tuesday, May 28, 2024 @ 6 pm

Name	Address	Phone Number	Email
Jodie Pillarella	Aripaka FL	352 279 2122	Jodiepillarella@aol.com
Kris Kust	4040 Gentaro CRT		kris@ventsolutions.com
Robert Knutson	same "		rbknut@gmail.com
Chris Kapp	Gulfwinds Circle, HB		perfoldhearts@hotmail.com
Melanie Kapp	same		m2c2kapp@att.net
James Haas	4528 Rachel Spring Hill F	352 462 0045	pl.jahaas@gmail.com
John Paul Beeve	Hernando Beach		
Scott & Teresa Walker	5107 Forest Glenn Dr Springhill		twlooney@yahoo.com
Rose Ann Strawalle	5101 Forest Glenn Dr Springhill	352-606-1207	rstrawalle3@gmail.com
Michele Spore	Hernando Beach		mbugs331@gmail.com
Jeff Peula	4020 GULFWIND DR		
John Pietri	16799 Swamp duck Ave	352-613-9549	Spring Scope LLC@gmail.com
Jake Curtis			jake@pahome.com
Frank Pelenis	3211 Gardenia D. HB	(630) 488-1831	frank.pelenis@gmail.com

Public Information Workshop Sign-In Sheet

Oswow Boulevard Parcel Rezoning Amendment PDP(MF)

Tuesday, May 28, 2024 @ 6 pm

Name	Address	Phone Number	Email
Skip Irwin	1416 Cross Bow Spring Hill	815-790-7573	Skipwin51@aol.com
Joann Dan Shu	5087 Buccaneer Blvd	352 597 2230	jed@zta.com
ROBERT KNUTSON	4040 CENTAUR CT.	813 539 4306	roboknut@gmail.com
ROBERT RUCKEY	5072 BUCCANEER BLVD	813-858-3823	RJRUCKEY@YAHOO.COM
Bar Distula	5173 FOREST GLEN DR	352 683 3906	
Lee Crenan	1415 Cross Bow Spring Hill	315-450-1147	
CHRIS FARRARIS	4536 RACHEL BLVD, Spring Hill	914 462 1792	DINA@CHRIS@VERIZON.NET
Charles Applegate	11109 SAGE THRASHER AVE		
Carolyn Turner	5213 Forest Glenn Dr	317-696-6440	
CHRIS MORRISSEY	4020 GOLFVIEW DRIVE	720 530-9547	
Brad Dowling	3499 Casa Ct. Hernando Beach	561-308-7851	email@dowlinghome.com
Maria Policastro	7289 Lindhurst Dr Pt	352-835-6768	tiqetor5@gmail.com
George Polkasho	247 Clearfield Ave	352-345-2551	
Cheryl Reil	5033 Forest Glenn Dr.	404-520-3016	



Public Information Workshop Sign-In Sheet

Osoyaw Boulevard Parcel Rezoning Amendment PDP(MF)
Tuesday, May 28, 2024 @ 6 pm

Name	Address	Phone Number	Email
Marlon			
Bill Roberts	4072 Galtow PR #3 34607	540-419 5871	Wrobe56@gmail.com
Cousins			
Beverly			
Alice Dicke	5112 FOREST Glenn Dr, S.H. 34607		alice.dicke@comcast.net
Lisa			



DEPARTMENT OF PLANNING AND ZONING

PLANNING DIVISION

1653 BLAISE DRIVE ♦ BROOKSVILLE, FLORIDA 34601
P 352.754.4057 ♦ F 352.754.4420 ♦ W www.HernandoCounty.us

Workshop Date: _____

SIGN POSTING AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP

Instructions

- 1. All information must be completed on this affidavit prior to being signed in the presence of a Notary Public.
2. The Notice of Public Inquiry sign(s) must be posted on the property at least ten (10) days prior to the workshop pursuant to the adopted rules, and;
3. This affidavit must be returned to the Hernando County Planning Department along with all other Public Inquiry Workshop forms directly after the Workshop is conducted in order to complete the application file. Failure to return this affidavit may result in the petition not being scheduled for public hearing(s).

AFFIDAVIT

Before me, the undersigned authority, personally appeared _____ (Print or Type Name) who, being duly sworn deposeth and says that:

- 1. The Notice of Public Hearing sign(s) were posted on _____, and;
2. The attached photograph(s) of the posted sign(s) were taken on _____

Application Name: Raysor Ventures, LLC _____

File Number: H-24-27 _____

(Signature)

State of Florida

County of Hernando

On this the _ day of _, 20 _____ before me, the undersigned Notary Public of the State of Florida, personally appeared

(Name(s) of the Individual(s) who appeared before notary)

and whose name(s) is/are subscribed to the within instrument, and he/she/they acknowledge that he/she/they executed it.

Official Date Stamp:

NOTARY SEAL:

WITNESS my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Notary Public: Print, or Type as Commissioned)

9 Personally known to me, or 9 Produced Identification: _____ (Type of Identification Produced)

9 DID take an oath, or 9 DID NOT take an oath.

HOW TO POST THE SIGN(S)

WHEN:

The petitioner shall post the subject property proposed for petition consideration at least ten (10) days prior to the scheduled public inquiry workshop date.

HOW:

The sign(s) furnished by the Planning Department shall remain in place until the day after the public inquiry workshop. Failure to maintain the sign(s) on the property may result in a delay to the public hearing process.

WHERE:

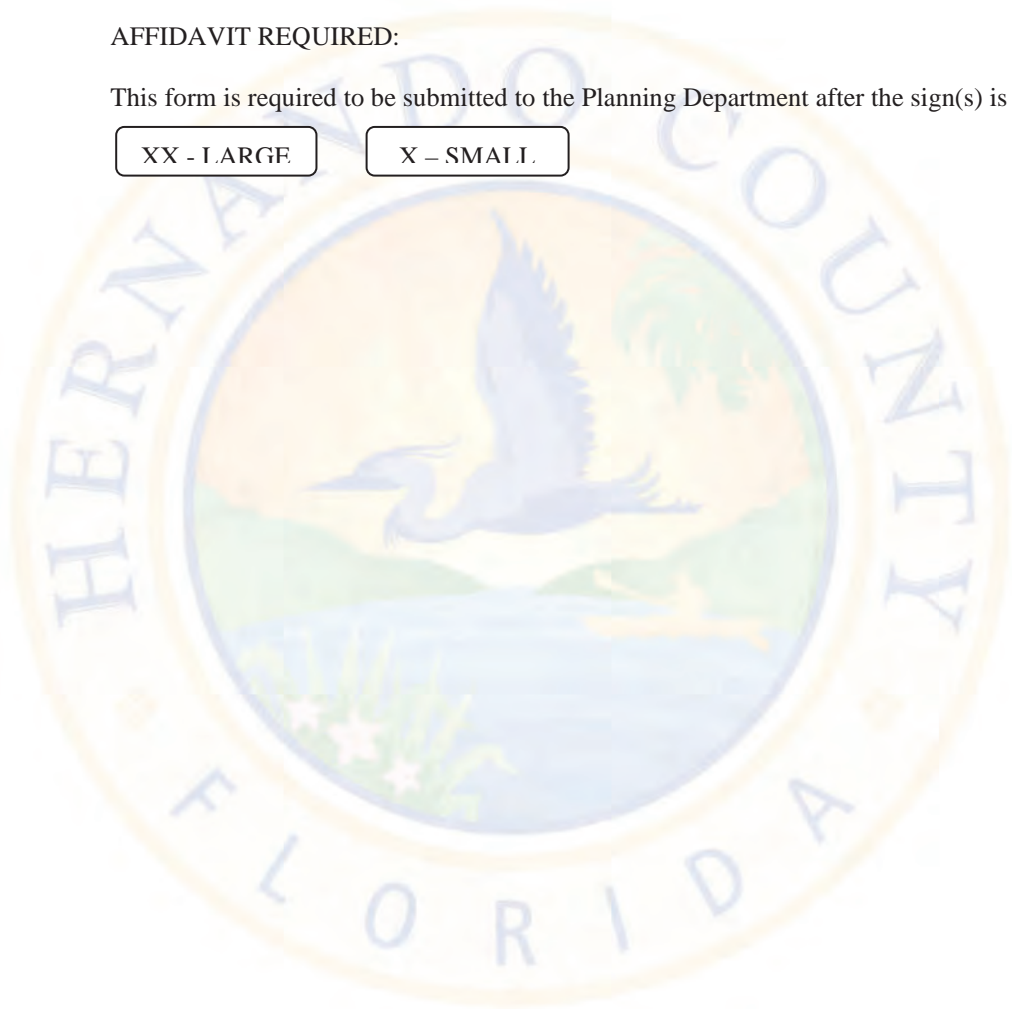
The sign(s) furnished by the Planning Department shall be posted by the applicant along each front lot line with the bottom of the sign(s) at least three feet above grade on the property being considered under this petition. The sign cards shall be posted at the outer property line along the road or street frontage and shall be clearly visible. If the frontage is in excess of three hundred (300) feet, posting of the signs shall be determined by the Planning Department. In those cases where the property does not have frontage on the road, the sign cards shall be posted at the property corners and where the access road intersects with the nearest County road.

AFFIDAVIT REQUIRED:

This form is required to be submitted to the Planning Department after the sign(s) is posted.

XX - I.ARGF

X - SMAI.I.



Justyna Gale

From: Karen Garvin <kgarvin@whcs.net>
Sent: Wednesday, May 15, 2024 9:01 AM
To: Justyna Gale
Subject: Multi-Family Planned Development on Osowaw

Hello,

I am the Principal at West Hernando Christian School located at 2250 Osowaw Blvd., Spring Hill, FL 34606. Our facility is located across the street from the church, and we use the same entrance as the church and mobile home park. I am writing to provide comments for the Hernando County Planning Department regarding the proposed Future Land Use and Rezoning Amendments to the Osowaw Boulevard Parcel. Our school is located on the same side of the road directly past the wetlands and near the site where the Muti-Family Housing Development may be located. We are on the right side of the road at the entrance to the Forest Glen Mobile Home Park.

The main concern for our school is the traffic flow and how this might affect our school. The proposed Multi-Family Planned Development will most probably increase traffic to Osowaw Blvd. The suggestion from our Board of Directors is that the company be responsible for any added traffic to the area to include a school zone. That area previously had minimal traffic and will now have additional traffic coming to the area. We would hope that the county would not expect our school to bear or take responsibility for the extra cost involved in keeping our traffic flow safe and convenient for our families.

Of course, safety is paramount for the students and families who attend our school, and the added traffic will pose a safety concern for our school. We would appreciate that plans include specific considerations so as not to disrupt the traffic flow and safety of our school zone area.

I appreciate the opportunity to make comments.

Karen Garvin

Principal

West Hernando Christian School

2250 Osowaw Blvd.

Spring Hill, FL 34607

352-688-9918

From: [Joann Davidhizar](#)
To: [Justyna Gale](#)
Cc: jedporter@aol.com
Subject: Osowaw Boulevard Parcel PDP(MF) Rezoning Amendment
Date: Tuesday, May 21, 2024 3:40:18 PM

**Osoyaw Boulevard Parcel PDP (MF) Rezoning Amendment
Public Information Workshop Comments**

Name: Kris Knutson

Address: 4040 Gentaro Court
Herndon Beach, FL 34607

Comment: Why Herndon Beach? Why build a
multi family community where there is
conservation all around, and zero
infrastructure to support it?
This would never be appropriate in
South Tampa it isn't appropriate here!

Osoyaw Boulevard Parcel PDP (MF) Rezoning Amendment
Public Information Workshop Comments

Name: BEN TISHOK

Address: 5123 FOREST GLENN DR
SPRINGHILL 34607

Comment: ① FENCING OR SOUND BARRIER
ON THE WEST BORDER LINE
& THE SOUTH BORDER. ?

② ARE THERE ANY OTHER 4 STORIE HOUSING
BUILDINGS IN HERNANDO CO. ?
IF SO WHAT LOCATIONS

Osoaw Boulevard Parcel PDP (MF) Rezoning Amendment
Public Information Workshop Comments

Name: Katrina Kazaniak

Address: 1416 Cross Bow Ln.
Spring Hill, FL 34607

Comment: The plan is too big. Forest Glenn Subdivision
only has 70-80 lots.

The ~~plan~~ potential increase of:
crime-traffic - county services - utilities
Storm impact ~~is~~ -

Osoaw Boulevard Parcel PDP (MF) Rezoning Amendment
Public Information Workshop Comments

Name: CAROLYN TURNER
Address: 5213 Forest Glenn Dr
Spring Hill, FL 34607

Comment: I realize change is always happening.
I am not apposed to affordable housing.
I do feel ss plus affordable housing
would be better in keeping with the
Area
I also do not understand if it
takes 45' to build a 3 story
complex why does it take 65'
to build a 4 story unit

Osoyaw Boulevard Parcel PDP (MF) Rezoning Amendment
Public Information Workshop Comments

Name: Scott & Teresa Walker

Address: 5107 Forest Glenn Dr
Spring Hill, FL 34607

Comment: We are opposed to the requested rezoning
change request. Just leave it natural since
its across from the wildlife preserve.
There is so much wildlife and natural beauty
here we hate to see it destroyed. Our
property is in the front corner closest
to this property in question and we don't
want to look out our and see an apartment
Complex. Right now we see woods and
natural beauty.

Also, what would this do to our property
values?

**Oswaw Boulevard Parcel PDP (MF) Rezoning Amendment
Public Information Workshop Comments**

Name: Jodie Pillella

Address: Neipoks FL

Comment: To INTENSE of A USE
OVER taxing our schools, SEWER & WATER
LOW income BRINGS CRIME & DRUGS ADJACENT
to school, church & Elderly neighborhood

Osoyaw Boulevard Parcel PDP (MF) Rezoning Amendment
Public Information Workshop Comments

Name: Stella June C. Plummer, Lisa Stella

Address: 5161 Forest Hill Dr.
Spring Hill, 34607-3922

- Comment: 1. Outside boundary fence area around
8' to 10' tall.
2. Age 55 and older
3. 18 or older to live in housing
development.
4. No need for pool or playground area.
5. All buildings must match other
buildings in the area and made of
bricks.
6. No low income residential.
No section 8 allowed.

**Osoyaw Boulevard Parcel PDP (MF) Rezoning Amendment
Public Information Workshop Comments**

Name: Skip Irwin

Address: 1416 Cross Bow Ln
Spring Hill, FL 34107

Comment: Keep zoning in place. (AG) Keep
our beautiful preserve and beautiful
land.

Build somewhere else in Hernando
county to fulfill the need for affordable
housing.

P.S. Landover is already building 600 units.

**Osoaw Boulevard Parcel PDP (MF) Rezoning Amendment
Public Information Workshop Comments**

Name: BERTHA RUCKEY
Address: 5072 BUCCANEER BLVD
SPRING HILL FL

Comment: I Feel you are trying to
change our neighborhood! Not
in a good way either
125 apartments would bring
more traffic and cars backing
up

Osoyaw Boulevard Parcel PDP (MF) Rezoning Amendment
Public Information Workshop Comments

Name: Sandi Irwin

Address: 1416 Cross Bow Ln.
Spring Hill, FL 34607

Comment: The streets and traffic are busy. A lot
of building in Herndon Beach. Not to
mention parking and additional patrons.
The ^{preserve} park is busy. The ^{plant} recycle is busy
and only one road to Shoal-Line, which
is busy. NOT to mention one-lane to
evacuate - Going all the way to Pine Island.
Concern - S.H has had a increase of
beggers - homeless - illegals ~~amen~~ - do not want
this area turning into slums. Our beautiful
preserve and beautiful marinas on Shoal-Line.