

Workshop Date: 12/7/21

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 Darryl Johnston
(Print or Type Name)
who, being duly sworn deposeth and says that:

1. The Notice of Public Hearing sign(s) were posted on Nov 24, 2021, and;
2. The attached photograph(s) of the posted sign(s) were taken on Nov 24, 2021

Application Name: BRIGHTWORK REAL ESTATE, INC
File Number: H2167

[Signature]
(Signature)

State of Florida On this the 2 day of Dec, 20 21 before me, the
County of Hernando undersigned Notary Public of the State of Florida, personally appeared
Darryl W. Johnston
(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 acknowledged that he/she/they executed it.

Official Date Stamp:

NOTARY SEAL:

WITNESS my hand and official seal.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA



KRISTIN R. DIAZ
Notary Public
State of Florida
Comm# HH171364
Expires 8/30/2025

(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.

Received
DEC 29 2021
Planning Department
Hernando County, Florida

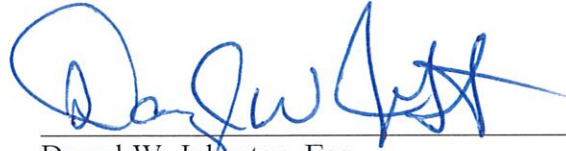
AFFIDAVIT

STATE OF FLORIDA
COUNTY OF HERNANDO

BEFORE ME, the undersigned authority, personally appeared Darryl W. Johnston who, having been duly cautioned and sworn, says:

1. I am the attorney of record for BrightWork Real Estate, Inc., in the rezoning of parcel key no. 00411931.
2. A copy of the meeting notice was mailed by regular US mail on November 22, 2021, to all persons shown on the attached list.

FURTHER AFFIANT SAYETH NAUGHT.



Darryl W. Johnston, Esq.
Johnston Law Group, P.A.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of December, 2021, by Darryl W. Johnston, as attorney for BrightWorks Real Estate, Inc., who is personally known to me or who has produced _____ as identification.



KRISTIN R. DIAZ
Notary Public
State of Florida
Comm# HH171364
Expires 8/30/2025



Notary Public

Name typed, printed or stamped

My Commission Expires: _____

Received

DEC 29 2021

Planning Department
Hernando County Florida

Mailed 11/22/21
Jf

A F A B UNLIMITED LLC
AANONSEN KJELL A, AANONSEN MARY J
AANONSEN RYAN A, AANONSEN ERIC K
ABDELMAGEAD SARA SAID, ABDELMAGEAD SAID
ACCESS PINEHURST LLC
ACE HOLDINGS LLC }
ACE HOLDINGS LLC } 1
ACKLEY RODNEY S, ACKLEY EVA F
ALASCIA ANTHONY, ALASCIA SUSAN
ALLEN DAVID MICHAEL, ALLEN TARA JEAN
ALONZO JOSE A JR, GADD DAKOTA P
ANKERS SALLY
AQUILANTE CAROL ANN
ARAGON REALTY LLC, GAVIOTA REALTY LLC
ARE HOLDINGS LLC
AUTOZONE INC #1229
AVALON BUSINESS PROPERTIES INC
BALL WILLIAM E JR, BALL JAN L
BERMAN MARY K
BERUMEN SARA J
BJORKMAN AVA M, BALL JAN L
BLAIR DEWEY E, BLAIR DOROTHY J
BOULTON PROPERTIES LLC
BOUTROS CAMILLE S
C & O HOLDING COMPANY
CARNEIRO MARIO A
CARNEIRO MARIO, CARNEIRO REINALDINA
CARTER DAVID, CARTER VICTORIA
CARUANA MARIA VASSELLI TTEE
CASINO CAROL TTEE
CENTRAL FLORIDA PETROLEUM
CHAMPA CHRYSTAL LEE
COLON JOSEPHINE
CONRAD SPRINGHILL LLC
COYOTE ROJO 4 LLC
CURCI BRIAN, CURCI JENNIFER

ABDO

C/O AURO PROPERTY MANAGEMEN LLC
C/O AURO PROPERTY MANAGEMENT LLC

DEPT 8088

DISTRIBUTORS LC

Received

DEC 29 2021

Planning Department
Hernando County, Florida

15053 SILVERSMITH CIR
6046 NEWMARK ST
6052 NEWMARK ST
6039 NEWMARK ST
14690 SPRING HILL DR STE 101
5327 COMMERCIAL WAY STE C113
5327 COMMERCIAL WAY STE C113
5236 COMMERCIAL WAY STE F
7466 JONQUIL PL
6044 PIEDMONT DR
6029 NEWMARK ST
5526 PIEDMONT DR
5505 PIEDMONT DR
4016 149TH PL
5236 COMMERCIAL WAY
PO BOX 2198
PO BOX 3736
6007 ALDERWOOD ST
5495 PIEDMONT DR
5516 NEWMARK ST
6037 ALDERWOOD ST
2632 TRIBBLE MILL RD
2325 POINTE PKWY STE 250
5520 ALDERWOOD ST
2643 22ND AVE N
5512 PINEHURST DR
5512 PINEHURST DR
7419 US HIGHWAY 19
5534 PINEHURST DR
5072 ODIN ST
1201 OAKFIELD DR
6005 NEWMARK ST
6021 PIEDMONT DR
PO BOX 9167
5375 SPRING HILL DR
5479 ASHLAND DR

BROOKSVILLE FL 34609-0390
SPRING HILL FL 34606-3941
SPRING HILL FL 34606-3941
SPRING HILL FL 34606-3943
SPRING HILL FL 34609
SPRING HILL FL 34606
SPRING HILL FL 34606
SPRING HILL FL 34606-1995
WEEKI WACHEE FL 34607-2024
SPRING HILL FL 34606-3818
SPRING HILL FL 34606-3943
SPRING HILL FL 34606-3816
SPRING HILL FL 34606-3817
FLUSHING NY 11354-4953
SPRING HILL FL 34606-1995
MEMPHIS TN 38101-2198
SPRING HILL FL 34611-3736
SPRING HILL FL 34606-3912
SPRING HILL FL 34606-3815
SPRING HILL FL 34606-3938
SPRING HILL FL 34606-3913
LAWRENCEVILLE GA 30045-8634
CARMEL IN 46032-3295
SPRING HILL FL 34606-3908
SAINT PETERSBURG FL 33713-
SPRING HILL FL 34606-3834
SPRING HILL FL 34606-3834
NEW PORT RICHEY FL 34652-1240
SPRING HILL FL 34606-3834
SPRING HILL FL 34608-2933
BRANDON FL 33511-4928
SPRING HILL FL 34606-3942
SPRING HILL FL 34606-3819
SPRINGFIELD MO 65801-9167
SPRING HILL FL 34606-4540
SPRING HILL FL 34606-4512

KAPIGHIAN CHARLES P, KAPIGHIAN JANET }
KAPIGHIAN CHARLES P, KAPIGHIAN JANET } |

KEENE BRIDGET LEE

KING RONDAL

KRYSHER MAGDA TTEE ET AL }
KRYSHER MAGDA TTEE ET AL } |

LABELLE ARTHUR R, LABELLE JEAN K

LAWLER DENNIS M, LAWLER CHARLOTTE J

LEHR KALYN

LEONARD JANICE M TTEE

LESEUR HARRY B

LOWELL JOHN SCOTT LLC

MARONDA HOMES LLC OF FLORIDA }
MARONDA HOMES LLC OF FLORIDA } |

MARSH LEANN M

MARTINS NEIL, MARTINS CARLOS

MASON CHARLES A, MASON CAROLE A

MATARESE MARY TTEE

MCGEEHAN MARGARET M TTEE

MEDICAL AND DIAGNOSTIC CENTER OF
MEYER TIMOTHY A, MEYER JANE, MEYER

MONIZ KAREN, MONIZ HAROLD

MOORE ROBERT E, SANTANA GRISELDA

MUNOZ LOUIS D, MUNOZ HELEN

MURILLO DAMARIS LIFE ESTATE

NICHOLS BOYD A, NICHOLS LINDA L

OLEJNICZAK GEORGE J

OLEJNIK ELIZABETH

OSBRON ERNA B

PACKAGE A LC

PAREDES.MARTINEZ JAIME A LIFE ESTATE,

PELLEGRINI CVS#2 LLC

PEREZ ANTONIO

PICKETT JOSEPH M, PICKETT KATHLEEN M

PIOTROWSKI MARK D

POLAK STEPHEN J, POLAK MARIA

C/O CARL FEDDERLER

C/O CARL FEDDERLER

SPRING HILL LLC

ROSALIE

PRICE CATHERINE LIFE ESTATE

201 13TH AVE

201 13TH AVE

6036 PIEDMONT DR

5479 PINEHURST DR

6137 STATE ROAD 54

6137 STATE ROAD 54

6067 PIEDMONT DR

6019 NEWMARK ST

5513 NEWMARK ST

6053 PINEHURST DR

5526 NEWMARK ST

24371 HIDDEN WOODS RD

9416 CAMDEN FIELD PKWY

9416 CAMDEN FIELD PKWY

5525 PIEDMONT DR

6004 PIEDMONT DR

6001 PIEDMONT DR

6061 PINEHURST DR

497 SAVOY CT

1550 PINEHURST DR

6012 ALDERWOOD ST

5472 ALDERWOOD ST

5537 PINEHURST DR

5517 PIEDMONT DR

1071 CANDLELIGHT BLVD APT E80

6044 PINEHURST DR

6060 PIEDMONT DR

6020 PIEDMONT DR

5526 PINEHURST DR

1201 OAKFIELD DR

5441 ALDERWOOD ST

3802 16TH ST

6028 PINEHURST DR

6045 PINEHURST DR

5489 ALDERWOOD ST

6045 NEWMARK ST

BELMAR NJ 07719-2427

BELMAR NJ 07719-2427

SPRING HILL FL 34606-3818

SPRING HILL FL 34606-3831

NEW PORT RICHEY FL 34653-6004

NEW PORT RICHEY FL 34653-6004

SPRING HILL FL 34606-3819

SPRING HILL FL 34606-3943

SPRING HILL FL 34606-3939

SPRING HILL FL 34606-3838

SPRING HILL FL 34606-3938

BROOKSVILLE FL 34601-0815

RIVERVIEW FL 33578-0519

RIVERVIEW FL 33578-0519

SPRING HILL FL 34606-3817

SPRING HILL FL 34606-3818

SPRING HILL FL 34606-3819

SPRING HILL FL 34606-3838

SPRING HILL FL 34606-5649

SPRING HILL FL 34606-4555

SPRING HILL FL 34606-3910

SPRING HILL FL 34606-3906

SPRING HILL FL 34606-3836

SPRING HILL FL 34606-3817

BROOKSVILLE FL 34601-3168

SPRING HILL FL 34606-3837

SPRING HILL FL 34606-3818

SPRING HILL FL 34606-3818

SPRING HILL FL 34606-3834

BRANDON FL 33511-4928

SPRING HILL FL 34606-3907

MOLINE IL 61265-7209

SPRING HILL FL 34606-3837

SPRING HILL FL 34606-3838

SPRING HILL FL 34606-3907

SPRING HILL FL 34606-3943

POWELL WILLIAM C, MCMULLIN POWELL
POWELL WILLIAM C, POWELL DENIESE L
POWELL WILLIAM C, POWELL DENIESE L
PUNGRATZ STANLEY M LIFE ESTATE
QUINN PHILIP B JR LIFE ESTATE
RABBITT BRENDA S, RABBITT DAVID M
RAHMAN MOHAMED M, CHOWDHURY JALAL
RAMDHAN SUCILLA, RAMDHAN RAVINDRA
REED CHARLES A, REED BARBARA A
RIFENBURGH CHARLES P, RIFENBURGH CAROL M
RIVERA INES, RIVERA INES M, RIVERA
ROE HAZEL C TTEE
RUSCONI ROBERT JAMES JR
SCOFIELD CHRISTOPHER, SCOFIELD ODETTE
SERAFIN GEORGE S, SERAFIN JOHN
SIMON STEVEN D
SINCLAIR CARLIS, SINCLAIR LISA M
SOUTHWEST FLA W M D
SOUTHWEST FLA W M D
SPRING HILL COMMONS
SPRING HILL COMMONS I LLC
SPRING HILL INTERNATIONAL PROPERTIES
SPRING HILL US-19 LLC
SQUITIERI NEIL
STYLER JACQUELINE TRUSTEE
SUNCOAST CREDIT UNION
SVINGOS WILLIAM J
THOMPSON HARRY C, THOMPSON THELMA B
TIMILTY ELIZABETH F
TRIOLO MICHAEL, TRIOLO ANNE
TROUTNER JOHN
TURNER GRANVILLE E
VA DEVELOPMENT INC
VAN HALL BRADLEY, JOHNSON AMANDA
VARNEY LEO J TTEE, VARNEY IRENE J TTEE
VERMILLION ENTERPRISES LLC

DANIESE
MCMULLIN
MCMULLIN

LUIS A

HOMEOWNERS ASSOCIATION
(USA) LLC

24 S OLD BALTIMORE PIKE
24 S OLD BALTIMORE PIKE
24 S OLD BALTIMORE PIKE
5523 NEWMARK ST
6037 PINEHURST DR
415 11TH ST NW
6315 MARINER BLVD
10440 164TH PL
5550 NEWMARK ST
5542 NEWMARK ST
818 RENAISSANCE POINTE APT 308
6027 PIEDMONT DR
601 FLORENCE DR
5426 ALDERWOOD ST
6012 PIEDMONT DR
5485 PINEHURST DR
5459 ALDERWOOD ST
2379 BROAD ST
2379 BROAD ST
5236 COMMERCIAL WAY STE F
5236 COMMERCIAL WAY STE F
175 SW 7TH ST STE 2307
16611 HUTCHISON RD
5541 PINEHURST DR
10 OAKBROOK LN
6801 E HILLSBOROUGH AVE
633 BAY WALK
5471 ASHLAND DR
5494 NEWMARK ST
5511 ALDERWOOD ST
5434 ALDERWOOD ST
15108 GARSON LOOP
5236 COMMERCIAL WAY STE F
6052 PINEHURST DR
6028 PIEDMONT DR
5324 SPRING HILL DR

NEWARK DE 19702-1532
NEWARK DE 19702-1532
NEWARK DE 19702-1532
SPRING HILL FL 34606
SPRING HILL FL 34606-3838
LARGO FL 33770-2355
SPRING HILL FL 34609-1162
JAMAICA NY 11433-2114
SPRING HILL FL 34606-3938
SPRING HILL FL 34606-3938
ALTAMONTE SPRINGS FL 32714-353
SPRING HILL FL 34606-3819
ALBANY GA 31707-3925
SPRING HILL FL 34606
SPRING HILL FL 34606-3818
SPRING HILL FL 34606
SPRING HILL FL 34606
BROOKSVILLE FL 34601
BROOKSVILLE FL 34601
SPRING HILL FL 34606-1995
SPRING HILL FL 34606-1995
MIAMI FL 33130-2964
ODESSA FL 33556-2320
SPRING HILL FL 34606-3836
SPENCERPORT NY 14559-960
TAMPA FL 33610-4110
OCEAN BEACH NY 11770-2023
SPRING HILL FL 34606-4512
SPRING HILL FL 34606-3936
SPRING HILL FL 34606-3909
SPRING HILL FL 34606-3906
SPRING HILL FL 34610-3301
SPRING HILL FL 34606-1995
SPRING HILL FL 34606-3837
SPRING HILL FL 34606-3818
SPRING HILL FL 34606

D R HORTON INC
DISCOUNT AUTO PARTS INC 9528
DIXON DOUGLAS L
ELEFANTE NICHOLAS JR, ELEFANTE EILEEN
EVON PETER
FELLMAN-KOSAK MINDY
FIDELITY BANK OF FLORIDA NA
FISCHL GREGORY
FLORES ISMAEL RODRIGUEZ, RIVERA DORIS
FLORIDA DISTRICT OF THE WESLEYAN CHURCH
FORTUNE FEDERAL S&L ASSOC
FOSTER WILLIAM, FOSTER DAPHNE, ANTONIDES
FREP IV HERNANDO WEST LLC }
FREP IV HERNANDO WEST LLC }
FRY BRANDON G
GENOVESE KENT }
GENOVESE KENT }
GIANVECCHIO CLARA
GIBBS B J, GIBBS JUDITH, GIBBS BRENT J,
GRACE HOMES LLC
HEATON EDWARD J, HEATON LOUELLA R
HERNANDEZ JUAN ORTIZ
HERNANDO COUNTY }
HERNANDO COUNTY }
HERNANDO COUNTY }
HERNANDO COUNTY }
HERNANDO COUNTY }
HERNANDO COUNTY }
HERNANDO COUNTY }
HERNANDO COUNTY }
HERNANDO COUNTY }
HERRERA ADA CHANG
IGLESIAS RAFAEL
JANSEN BRUCE
JIMENEZ ANA, JIMENEZ ENRIQUE
KAIRIS PATRICIA, KAIRIS FRANKLIN A
KALTENBACH AARON, KALTENBACH LAUREN M

C/O THE HOGAN LAW FIRM

CUEVAS

C/O REGIONS BANK
MARY ELLEN
C/O FORGE CAPITAL PTR ATTN: R MOREYRA
C/O FORGE CAPITAL PTR ATTN: R MOREYRA

GIBBS LORI

(DRA)
(DRA)
(PARK SITE)
(WESTSIDE TRANSFER STATION)
(DRA)
(DROW)
(WATER & SEWER)

12620 TELECOM DR
PO BOX 2710
5501 PINEHURST DR
6020 PINEHURST DR
5534 NEWMARK ST
5501 ALDERWOOD ST
20 S BROAD ST
6011 PINEHURST DR
5439 ALDERWOOD ST
3807 MARYWEATHER LN
250 RIVERCHASE PKWY E STE 600
7060 SPARKLING CREEK CT
2501 S MACDILL AVE
2501 S MACDILL AVE
6052 PIEDMONT DR
5530 ALDERWOOD ST
5530 ALDERWOOD ST
6045 ALDERWOOD ST
8259 STEWARD CT
5437 SPRING HILL DR
5452 ALDERWOOD ST
PO BOX 702
20 N MAIN ST RM 263
20 N MAIN ST RM 263
20 N MAIN ST RM 263
20 N MAIN ST
20 N MAIN ST RM 263
20 N MAIN ST RM 263
20 N MAIN ST RM 263
20 N MAIN ST RM 263
10109 ELGIN BLVD
5538 PINEHURST DR
5442 ALDERWOOD ST
5558 NEWMARK ST
1379 MIDWAY PKWY
6059 PIEDMONT DR

TEMPLE TERRACE FL 33637-0935
ROANOKE VA 24001-2710
SPRING HILL FL 34606-3800
SPRING HILL FL 34606-3837
SPRING HILL FL 34606-3938
SPRING HILL FL 34606-3909
BROOKSVILLE FL 34601
SPRING HILL FL 34606-3838
SPRING HILL FL 34606-3907
WESLEY CHAPEL FL 33544-7791
BIRMINGHAM AL 35244-1832
SPRING HILL FL 34606
TAMPA FL 33629-7217
TAMPA FL 33629-7217
SPRING HILL FL 34606-3818
SPRING HILL FL 34606-3908
SPRING HILL FL 34606-3908
SPRING HILL FL 34606
SPRING HILL FL 34608-6851
SPRING HILL FL 34606
SPRING HILL FL 34606-3906
CAYEY PR 00737--702
BROOKSVILLE FL 34601-2817
BROOKSVILLE FL 34601
BROOKSVILLE FL 34601
BROOKSVILLE FL 34601
BROOKSVILLE FL 34601
BROOKSVILLE FL 34601
BROOKSVILLE FL 34601-2817
BROOKSVILLE FL 34601
SPRING HILL FL 34608-1707
SPRING HILL FL 34606-3834
SPRING HILL FL 34606-3906
SPRING HILL FL 34606-3938
SAINT PAUL MN 55108-2418
SPRING HILL FL 34606-3819

VERMILLION ENTERPRISES LLC
VIOLA ADAM M, LAMB JESSICA M
WADE DENNIS, WADE MELANIE
WALLIS MARSHALL B, WALLIS W TURNER IV,
WAL-MART STORES EAST LP
WAL-MART STORES EAST LP
WATSON DANA R, WATSON LILLIAN A
WHITE SHARON J, WHITE STEVEN R
WHITESIDE BRINDA L
WILLIAMS JOHN R, WILLIAMS LORRAINE
WITHLACOOCHEE RIVER ELECTRIC
WJHFL LLC
ZIMOSKI CHESTER J JR, CONSTANTINO DENISE

WALLIS DIANA M
C/O WAL-MART PROPERTY TAX DEPT
C/O WAL-MART PROPERTY TAX DEPT

COOPERATIVE INC

5324 SPRING HILL DR
3449 COUGAR CIR
5500 ALDERWOOD ST
5463 ASHLAND DR
PO BOX 8050 MS 0555
PO BOX 8050 MS 0555
6040 PINEHURST DR
6059 NEWMARK ST
6053 NEWMARK ST
5460 ALDERWOOD ST
PO BOX 278
3091 GOVERNORS LAKE DR STE 300
6029 ALDERWOOD ST

SPRING HILL FL 34606
OREFIELD PA 18069-2106
SPRING HILL FL 34606-3908
SPRING HILL FL 34606-4512
BENTONVILLE AR 72712-8050
BENTONVILLE AR 72712-8050
SPRING HILL FL 34606
SPRING HILL FL 34606-3943
SPRING HILL FL 34606-3943
SPRING HILL FL 34606-3906
DADE CITY FL 33526-0278
PEACHTREE CORNERS GA 30111
SPRING HILL FL 34606-3913

AFFIDAVIT FOR PUBLIC INQUIRY WORKSHOP HELD DECEMBER 7, 2021
CITIZEN SIGN UP AND EXECUTIVE SUMMARY
REZONING KEY NO. 00411931

STATE OF FLORIDA
COUNTY OF HERNANDO

BEFORE ME, the undersigned authority, personally appeared Darryl W. Johnston, who, having been duly cautioned and sworn, says:

1. I am an attorney with Johnston Law Group, P.A., and the attorney for the applicant, Bright Work Real Estate, Inc.
2. The attached sign-in sheets are the original sign-in record from the public inquiry workshop meeting held on December 7, 2021, at 5:00 p.m. for Brightwork Real Estate, Inc. as representative for owners, Kenneth L. Haber, Martha Haber, Gary Haber and Evelyn Haber.
3. The attached executive summary indicates a summary of information provided to the attendees, and includes a list of the questions asked at the public inquiry workshop.

FURTHER AFFIANT SAYETH NAUGHT.

By 
Darryl W. Johnston

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of December, 2021, by Darryl W. Johnston, as attorney for applicant BrightWork Real Estate, Inc., who is personally known to me or who has produced _____ as identification.



KRISTIN R. DIAZ
Notary Public
State of Florida
Comm# HH171364
Expires 8/30/2025


Notary Public

Name typed, printed or stamped

My Commission Expires: _____

Received

DEC 29 2021

Planning Department
Hernando County, Florida

Sign In Sheet

Commercial Way Property Key No. 00411931 – Neighborhood/Public Inquiry Workshop

December 7, 2021
5:00 p.m.

Received
DEC 28 2021
Planning Department
Hernando County, Florida

1. Carole A. Mason
Signature

CAROLE A. MASON
Printed Name

2. Charles A. Mason
Signature

Charles A. Mason
Printed Name

3. Carol Aquilante
Signature

CAROL AQUILANTE
Printed Name

4. Roy King
Signature

ROY KING
Printed Name

5. Liz Rauer-Kramer
Signature

Liz Rauer-Kramer
Printed Name

6. John Feltwater
Signature

John Feltwater
Printed Name

7. Jan L Ball
Signature

JAN L BALL
Printed Name

8. Carlis Sinclair
Signature

CARLIS SINCLAIR
Printed Name

9. William Ball
Signature

WILLIAM BALL
Printed Name

10. Shack Limask
Signature

Shack Limask
Printed Name

11. HB Le Seur
Signature

HARRY Le Seur
Printed Name

12. Harry Moniz
Signature

Harry Moniz
Printed Name

13. [Signature]
Signature

DAN Rusconi
Printed Name

14. [Signature]
Signature

JOHN Williams
Printed Name

15. _____
Signature

Printed Name

16. _____
Signature

Printed Name

17. _____
Signature

Printed Name

18. _____
Signature

Printed Name

19. _____
Signature

Printed Name

20. _____
Signature

Printed Name

21. _____
Signature

Printed Name

22. _____
Signature

Printed Name

EXECUTIVE SUMMARY OF PUBLIC INQUIRY WORKSHOP
REZONING OF PARCEL KEY 00411931

Attendees began arriving at 5:00 p.m. on December 7, 2021, for the public inquiry workshop held at the Holiday Inn Express on Commercial Way in Spring Hill, Florida. The questions asked and answered are attached to this Executive Summary.

The meeting adjourned at 6:00 p.m., but some attendees remained with the applicant's representatives who answered questions until approximately 6:30 p.m.

Received

DEC 29 2021

Planning Department
Hernando County, Florida

Notes of Neighborhood Meeting
December 7, 2021

Presenters: Darryl W. Johnston, Esq., Matt Britten and Austin Simmons. Presenters explained the zoning application and possible C-2 uses.

Questions and Comments from Audience:

1. What will be done about flooding in the neighborhood?
Answer. Any construction will require appropriate permits. Surface water runoff will need to be retained on site in accordance with SWFWMD rules. If there are existing flooding issues in the Pinehurst Drive neighborhood, those issues will not be increased due to this development.
2. How long until construction will begin?
Answer. The property must be rezoned, then there are applications for subdividing the property into lots and builder permits. It will be at least 8 months before construction could begin but no timeline can be known until after rezoning and permitting is complete.
3. Neighbor would like a wall or fence to buffer against the residential areas.
4. Will a traffic study be done?
Answer. Yes
5. I do not want to live near commercial property. It will decrease my property value.
6. There should not be an entrance on Pinehurst drive.
Comment. There are two entrances noted on the application site for Pinehurst Drive. Both access points are in the commercial portion of Pinehurst and before you get to residential.
7. I do not want a gas station on the property.
8. Why don't you fill up buildings on U.S. 19 before constructing new commercial space?
Ans. The reasons why commercial vacancies exist are varied. Sometimes it is because of location; sometimes it is because of the age of the building(s); and sometimes it is the result of mismanagement of the businesses in those buildings. This will be an attractive location with new buildings.
9. Traffic at U.S. 19 and Spring Hill Drive is bad now, and it will be made worse by this development.
10. I want the trees to remain on the property to protect my property against hurricanes.
Ans. Many trees on the northeast corner of the property will remain and trees located within buffer areas will not be disturbed where possible.
11. I am worried about bears and other animals invading my property.

Received

DEC 29 2021

Planning Department
Hernando County, Florida