



## Osowaw Parcel PDP (Highway Commercial) and Conservation Amendment Narrative

### 1.0 Introduction

The Applicant, Raysor Ventures, LLC, is requesting a rezoning amendment from Agricultural (AG) to Planned Development Project District – Highway Commercial (PDP(HC)) and Conservation (CV) Zoning District on approximately 13.6 acres of land located adjacent to and south of Osowaw Boulevard and west of Commercial Way (US Hwy. 19). This application requests approval of a Planned Development Project District (Highway Commercial) on approximately 4.6 upland acres with a specific C-4 use for a collision center. The Conservation Zoning District will be over the wetland areas, approximately 9.0 acres. There will be a concurrent Small Scale Comprehensive Plan Amendment from Residential to Commercial on 4.6 acres and Conservation on 9.0 acres being processed concurrently.

A Pre-Application meeting was held with Omar DePablo on May 24, 2023.

### 2.0 Existing Conditions

**Table 1: Existing Site Information**

<b>Parcel Key:</b>	01695419
<b>Parcel #:</b>	R29 223 17 2608 0000 0031
<b>Gross Acreage:</b>	13.6 acres
<b>Estimated Wetlands:</b>	±9.0 acres
<b>Net Developable Area:</b>	±4.6 acres
<b>Future Land Use Category:</b>	Residential
<b>Proposed Future Land Use Category:</b>	Commercial and Conservation
<b>Existing Zoning:</b>	Agricultural (AG)
<b>Proposed Zoning</b>	PDP (HC) with specific C-4 use and CV
<b>Special Overlay District:</b>	None

#### 2.1 Existing Future Land Use

The current Future Land Use Designation is Residential. The Residential Category allows primarily single-family, duplex, resort and multi-family housing and associated ancillary uses such as recreational and institutional. The Gross Residential Density shall not exceed 22 DU/Ac. The Residential Category includes zoning for multi-family housing generally averaging between 7.5 to 22 dwelling units an acre to provide a diversity of housing choices.

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OSOWAW PARCEL PDP (HC) & CONSERVATION AMENDMENT NARRATIVE  
HERNANDO COUNTY, FLORIDA [09/25/23]  
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This application requests a Small-Scale Comprehensive amendment from Residential to Commercial on the upland acreage and Conservation on the wetland acreage.

## 2.2 Existing Zoning

Currently, the Zoning designation for the subject site is Agricultural (AG) District. The AG District is designed to promote and encourage the conservation and utilization of agricultural land, as well as the preservation of the open character land. The AG District only allows for low-density single-family residential and does not permit commercial development.

This application requests a rezoning amendment from AG District to Planned Development Project District - Highway Commercial [PDP (HC)] with a specific C-4 use for Automobile/Truck painting, refinishing and repair, and replacement of glass.

## 2.3 Existing Site Conditions

The project Parcel is currently vacant. It is located to the south of Osowaw Boulevard. Osowaw Boulevard is a paved two-lane collector without sidewalks with approximately 112' Right-of-Way (ROW).

The Parcel is relatively flat with less than 5 foot of change in elevation. Wetlands are located on approximately 9 acres of the southern and western portions of the site with associated Floodplain Zone "AE". There is no reported sinkhole activity on-site according to Hernando County Central GIS.

## 2.4 Adjacent Future Land Use and Zoning

The proposed Planned Development Project District Highway Commercial [PDP (HC)] and Conservation Zoning District is compatible with the Future Land Use and Zoning of the surrounding Parcels.

The adjacent Parcels located to the east and south along Commercial Way are zoned PDP (General Commercial). The adjacent site is a shopping center that is anchored by several tenants including Walmart, JC Penny, Best Buy, Pet Smart, Aldi, and several other retailers. The Hernando County Sewage Processing Plant is also located to the east of the subject Parcel.

The Parcels to the west are zoned PDP (GHC) and PDP (MH). There is a Church and the Forest Glen Retirement Village manufactured home community located to the west. The area located to the north is Conservation and is the Weekiwachee Preserve.

**Table 2: Adjacent Future Land Use, Zoning, and Existing Uses**

Direction	FLU Category	Zoning District	Existing Use
North	Conservation	Conservation	Weekiwachee Preserve
East	Commercial	PDP (GC) and Public Service Facility (PSF)	Shopping Center and Hernando County Sewage Processing
South	Commercial	PDP (GC)	Shopping Center
West	Residential	PDP (GHC), PDP (MH)	Church and Mobile Home Park

### 3.0 Proposed Development

#### 3.1 Overview

This application requests a rezoning amendment from the AG District to Planned Development Highway Commercial District [PDP (HC)] with a specific C-4 use for Collision Center on approximately 4.6 upland acres, and Conservation on approximately 9 acres of wetlands. The total site is approximately 13.6 acres with an estimate of 9 acres of wetlands located on the southern and western portions of the Parcel. This proposed development will provide for an enhanced 15' landscape buffer around the perimeter of the upland portion of the Parcel.

#### 3.2 Consistency with the Comprehensive Plan

The proposed amendment to PDP(HC) is consistent with the Comprehensive Plan's Strategy 1.04B(5) as follows:

- (a) The site is located close to the commercial shopping center to the east along Commercial Way/US 19. The proposed PDP (HC) and Conservation Zoning are also a good transitional use from the Commercial to the east, and the church and mobile home park located to the west of the project site. No building within 100 feet of any single-family district residential district property line shall be more than 20 feet in height. The proposed commercial building will also be buffered by the wetlands and stormwater ponds from the residential property to the west.
- (b) The site is located on and has direct access to Osowaw Boulevard which is a collector roadway.
- (c) The site is located in an area with appropriate infrastructure and services capacity including police, fire, emergency medical services, potable water utility supply, sewer utility supply, and school facilities.
- (d) The proposed development will preserve on-site wetlands with no impacts proposed. The development will also preserve environmental and archaeological resources found on the site. All of the wetlands are proposed to have a Future Land Use designation of Conservation.
- (e) A PDP(HC) and Conservations zoning will provide a good transitional use from the Commercial located to the east and will be buffered from the adjacent mobile home park development to the west.

### 3.3 Development Standards

The application package provides a PDP (HC) and Conservation Zoning District Master Plan. The stormwater ponds will be designed along the west project boundary to act as an additional buffer to the adjacent residential neighborhood to west. The upland perimeter landscape buffers will be enhanced and widened to 15', which is beyond the required buffer per Hernando County standards.

The proposed development standards will comply with PDP (Highway Commercial) standards and are summarized below in Table 4.

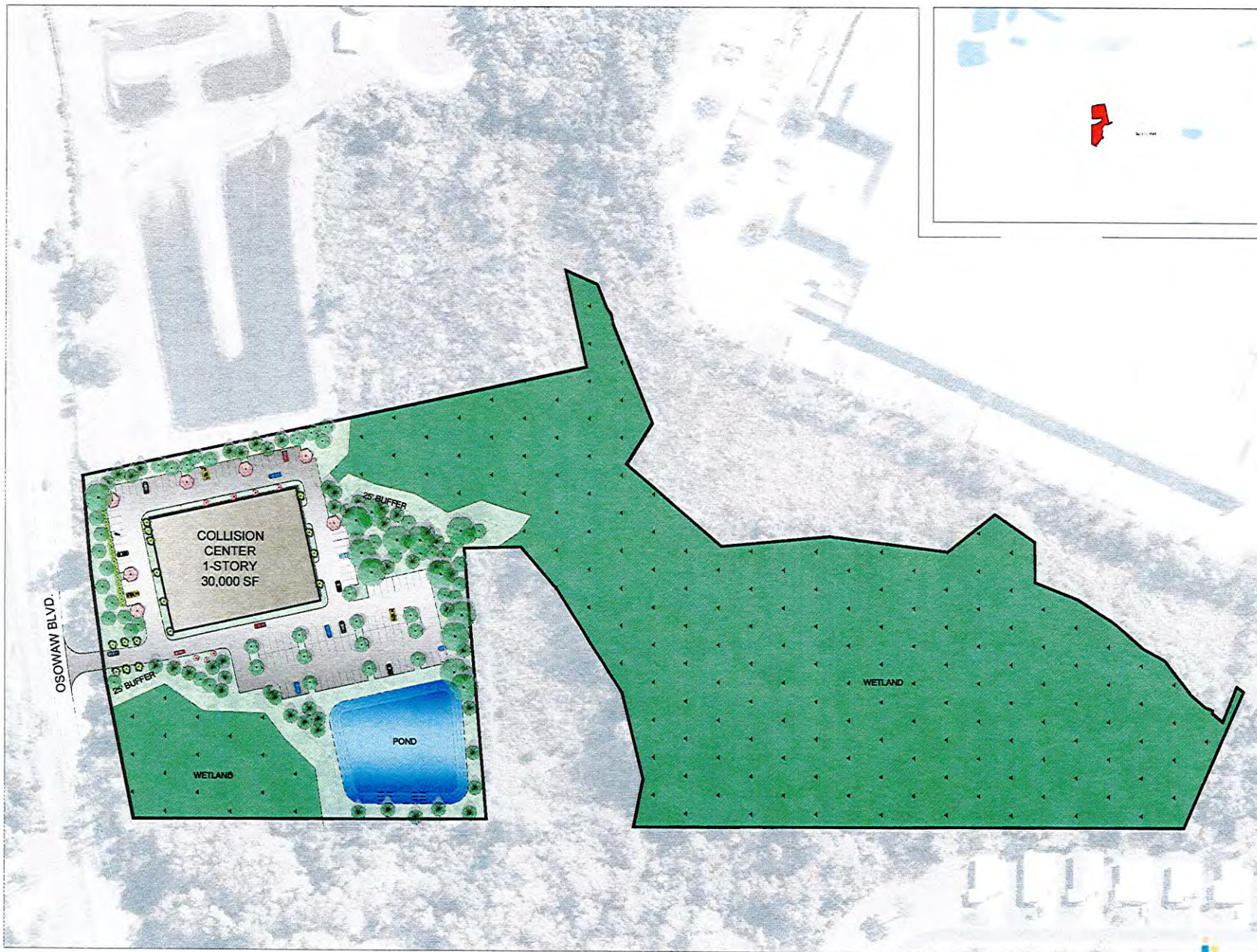
**Table 4: Development Standards**

Front Yard Setback/ Front Building Setback	35'
Side Yard Setback/ Side Building Setback	20'
Rear Yard Setback/ Rear Building Setback	35'
Perimeter Landscape Buffers	15'
Maximum Building Height*	60'
Maximum Building Coverage	45%

\*No building within 100 feet of any single-family district residential district property line shall be more than 20 feet in height.

### 3.4 Utilities/Infrastructure

Utility service will be connected to Hernando County facilities located in the Osowaw Blvd. right-of-way. The utility lines include a 6" sanitary sewer force main and 8" potable water main. No significant impacts to infrastructure are anticipated and will be fully evaluated at the building permit review stage.



TITLE  
**OSOWAW ROAD  
 COLLISION CENTER**

LOCATION  
 HERNANDO COUNTY, FLORIDA

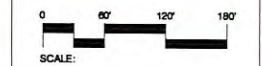
PREPARED FOR  
**RV RAYSOR  
 Ventures LLC**  
15445 STATE ST. DUNEDIN BOULEVARD / 1008  
 TAMPA, FLORIDA 33607 / 813.525.1008

SITE DATA  
 TOTAL SITE = ± 13.6 AC  
 UPLAND = ± 4.6 AC  
 WETLAND = ± 9.0 AC

CONCEPT PLAN DISCLAIMER  
 THIS PLAN IS CONCEPTUAL AND WAS  
 CREATED USING VARIOUS AVAILABLE  
 INFORMATION SOURCES. THE FINAL YIELD  
 AND LOCATION OF DESIGN ELEMENTS SHOWN  
 ON THIS PLAN MAY CHANGE WITH FINAL  
 ENGINEERING AND THROUGHOUT THE  
 APPROVAL PROCESS. FORWARD PLANNING  
 AND DESIGN DOES NOT WARRANT THIS PLAN.

PREPARED BY  
  
 CONCEPT #6

**Forward**  
 Planning & Design



DATE: 05/30/23

## COMMENTS

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Comment: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
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November 13, 2023

Re: Osowaw Boulevard Parcel Comprehensive Plan and Rezoning Amendment  
Parcel ID # R29 223 17 2608 0000 0031

## NOTICE OF PUBLIC INFORMATION WORKSHOP

Dear Property Owner,

As a property owner within 1,000 feet of the proposed Future Land Use and Rezoning Amendments to the Osowaw Boulevard Parcel, you are being invited to a Public Information Workshop to review, inquire, and/or comment on the proposed project.

Information has been enclosed with this letter for your review. This includes a conceptual plan of the proposed project and the narrative. There is also a sheet for any remarks or comments that you have. Please bring your comments to the Public Workshop. Your comments will be passed along to the Hernando County Planning Department for inclusion in the public record. We will also accept emails with any questions/comments. These can be emailed to Justyna Gale at [justyna@fwdplanning.com](mailto:justyna@fwdplanning.com).

A **Public Information Workshop** concerning these Amendments will be held as follows:

**LOCATION:** Spring Hill SDA Church  
2300 Osowaw Blvd,  
Spring Hill, FL 34607

**DATE:** Wednesday, November 29, 2023

**TIME:** 6 pm to 7 pm

There will be a Board of County Commissioners hearing for this item. The hearing will be scheduled by the Hernando County Planning Department and will be posted on the Hernando County website <https://www.hernandocounty.us>.

Thank you for your time.

Encl: Comment Form  
Conceptual Plan  
Narrative

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SPRING HILL, FL 34607-3927

STEPHEN J KUBECKA  
DONNA J KUBECKA  
671 CHESTNUT RIDGE RD  
KIRKVILLE, NY 13082-9472

FOREST GLENN CO-OP, INC  
1431 FRIAR TUCK LN  
SPRING HILL, FL 34607-3927

FOREST GLENN CO-OP, INC  
1431 FRIAR TUCK LN  
SPRING HILL, FL 34607-3927

FOREST GLENN CO-OP INC  
1431 FRIAR TUCK LN  
SPRING HILL, FL 34607-3927

JAMES P MARSH  
BARBARA A PRICE  
5120 FOREST GLENN DR  
SPRING HILL, FL 34607-3950

ROBERT L RAGAIN  
BELINDA D RAGAIN  
285 DEEP WATER DR  
SUNRISE BEACH, MO 65079-7390

ROBERT L RIVENBURGH  
5087 FOREST GLENN DR  
SPRING HILL, FL 34607-3920

WAL-MART STORES EAST, LP  
PO BOX 8050 MS 0555  
BENTONVILLE, AR 72712-8050

ROBERT J NEAL  
MARGARET C CAPELLA  
1424 CROSS BOW LN  
SPRING HILL, FL 34607-3915

PELLEGRINI CVS#2, LLC  
2444 EAST KIMBERLY RD  
DAVENPORT, IA 52807

DAVID L FISHBURN  
TERRY K FISHBURN  
2212 W 300 S  
SHELBYVILLE, IN 46176-8469

DEBRA L HANDLEY  
VICTOR R HANDLEY  
5063 BUCCANEER BLVD  
SPRING HILL, FL 34607

EVAN MYERS  
SUSAN MYERS  
60 HANK WILSON RD  
CADYVILLE, NY 12918-1701

FRANK R FAHSBENDER, TTEE  
5084 BUCCANEER BLVD  
SPRING HILL, FL 34607-3954

SPRING HILL INTERNATIONAL  
PROPERTIES  
175 SW 7TH ST STE 2307  
MIAMI, FL 33130-2964

ROBERT L ZIEGLER  
SANDRA L ZIEGLER  
1152 CLEVELAND RD  
TROY, PA 16947

KENNETH F CATANDO  
MARY E CATANDO  
5202 FOREST GLENN DR  
SPRING HILL, FL 34607

WAL-MART STORES EAST, LP  
PO BOX 8050 MS 0555  
BENTONVILLE, AR 72712-0555



CARL H WELSH, SR  
ANNA M WELSH  
1411 CROSS BOW LN  
SPRING HILL, FL 34607-3916

DONNA M PETERS  
4410 1ST ISLE DR  
HERNANDO BEACH, FL 34607

WAL-MART STORES EAST, LP  
PO BOX 8050 MS 0555  
BENTONVILLE, AR 72712-8050

ARTHUR BLACKBURN  
5197 FOREST GLENN DR  
SPRING HILL, FL 34607-3922

FOREST GLENN CO-OP, INC  
1431 FRIAR TUCK LN  
SPRING HILL, FL 34607-3927

KENNETH L REIL  
CHERYL A REIL  
5083 FOREST GLENN DR  
SPRING HILL, FL 34607-3918

CAROLYN J TURNER, TTEE  
5213 FOREST GLENN DR  
SPRING HILL, FL 34607-3925

MELODIE R WIDEMAN  
22704 VIOLET ST  
SAINT CLAIR SHORES, MI 48082-2751

PATRICIA M BABINGTON  
5158 FOREST GLENN DR  
SPRING HILL, FL 34607-3923

HERNANDO COUNTY  
20 N MAIN ST  
BROOKSVILLE, FL 34601

FOREST GLENN CO-OP, INC  
1431 FRIAR TUCK LN  
SPRING HILL, FL 34607-3927

RONALD S BROOKET  
VICKY A BROOKET  
5068 BUCCANEER BLVD  
SPRING HILL, FL 34607-3954

FOREST GLENN CO-OP, INC  
1431 FRIAR TUCK LN  
SPRING HILL, FL 34607-3927

JO LYNN TRUITT  
5265 N 290 W  
HOWE, IN 46746-9461

JOSEPH NEAL  
5181 FOREST GLENN DR  
SPRING HILL, FL 34607-3922

RANDAL LEE POWELL  
TINA M POWELL  
1845 W 570 N  
HOWE, IN 46746-9427

ROBERT R DROSDOWICH  
SUSAN A DROSDOWICH  
5209 FOREST GLENN DR  
SPRING HILL, FL 34607-3925

CATHARINE L MILLER  
5091 FOREST GLENN DR  
SPRING HILL, FL 34607-3920

WAYNE BONTRAGER  
DEENA BONTRAGER  
5214 FOREST GLENN DR  
SPRING HILL, FL 34607-3924

LORETTA F BEALER  
5088 BUCCANEER BLVD  
SPRING HILL, FL 34607

KANDY CROCCO  
1400 CROSS BOW LN  
SPRING HILL, FL 34607-3915

ROBERT REED  
SHERILYN REED  
5136 FOREST GLENN DR  
SPRING HILL, FL 34607-3921

JOHN BAKER  
1407 FRIAR TUCK LN  
SPRING HILL, FL 34607-3927

JEAN M STORY  
CHERE J HILL STORY  
5189 FOREST GLENN DR  
SPRING HILL, FL 34607-3922

RONALD WEYER  
BEATRICE J WEYER  
5177 FOREST GLENN DR  
SPRING HILL, FL 34607-3922

RUTH M SMITH  
5217 FOREST GLENN DR  
SPRING HILL, FL 34607-3925

JERRY W SKIPPER, JR  
5205 FOREST GLENN DR  
SPRING HILL, FL 34607-3925

MARJORIE MONAHAN  
7502 GATES CIR  
SPRING HILL, FL 34606-5213

TERRY L GLASER  
1400 FRIAR TUCK LN  
SPRING HILL, FL 34607-3926

JOANN DAVIDHIZAR  
5087 BUCCANEER BLVD  
SPRING HILL, FL 34607-3953

ROBERT J BEHAN  
JOANN G BEHAN  
5116 FOREST GLENN DR  
SPRING HILL, FL 34607-3949

WANDA K BUCKMAN  
5059 BUCCANEER BLVD  
SPRING HILL, FL 34607-3907

TEODORO RODRIGUEZ  
5055 BUCCANEER BLVD  
SPRING HILL, FL 34607-3907

CHARLES BROOKS  
PHILOMENA BROOKS  
5051 BUCCANEER BLVD  
SPRING HILL, FL 34607-3907

FOREST GLENN CO-OP, INC  
5214 FOREST GLENN DR  
SPRING HILL, FL 34607-3924

WANDA C CLARKE  
5100 FOREST GLENN DR  
SPRING HILL, FL 34607-3919

PAUL R JENSEN  
JENSEN MARJORIE A  
712 W WEDGEWOOD DR  
MUSKEGON, MI 49445-2469

CHERYL CONCKLIN  
5095 BUCCANEER BLVD  
SPRING HILL, FL 34607-3953

SHARON A BURGESS  
51016 MAPLE RD  
MARCELLUS, MI 49067-9735

JEANETTE D EVANS  
5173 FOREST GLENN DR  
SPRING HILL, FL 34607-3922

SANDRA COOPER  
COOPER LUTHER,  
9534 VERSAILLES RD  
ANGOLA, NY 14006-9546

WILLIAM D HAWKINS  
BEVERLY A KERR  
14 MALIBU MANOR  
ALLISTON, ON L9R 2C1  
CANADA

FOREST GLENN CO-OP, INC  
1431 FRIAR TUCK LN  
SPRING HILL, FL 34607-3924

HERNANDO COUNTY  
20 N MAIN ST RM 263  
BROOKSVILLE, FL 34601

JAMES WEIDENBORNER  
ANNE WEIDENBORNER  
1855 STATE RD  
WEBSTER, NY 14580-9303

KEITH J MYERS  
JILL C MYERS  
1404 FRIAR TUCK LN  
SPRING HILL, FL 34607-3926

STEVEN P BYRNE  
DARCY J SISKAVICH  
1404 CROSS BOW LN  
SPRING HILL, FL 34607-3915

RICHARD E DENETTE  
MARY B DENETTE  
1420 CROSS BOW LN  
SPRING HILL, FL 34607-3915

HENRY HURT  
8098 CLIPPER CT  
SPRING HILL, FL 34606-3208

JANET STRAVALLE  
ROSE ANN STRAVALLE  
5221 FOREST GLENN DR  
SPRING HILL, FL 34607-3925

ELSIE A DICKERSON  
DONNA WALLS  
1407 CROSS BOW LN  
SPRING HILL, FL 34607-3916

ANDREW R KAYE  
KERRI TIEDEMANN  
5169 FOREST GLENN DR  
SPRING HILL, FL 34607-3922

CAROL J TREMPER  
GERALD T TREMPER  
1408 CROSS BOW LN  
SPRING HILL, FL 34607

FOREST GLENN CO-OP, INC  
1431 FRIAR TUCK LN  
SPRING HILL, FL 34607-3927

SOUTHWEST FLA W M D  
2379 BROAD ST  
BROOKSVILLE, FL 34601

SOUTHWEST FLA W M D  
2379 BROAD ST  
BROOKSVILLE, FL 34601

SOUTHWEST FLA W M D  
2379 BROAD ST  
BROOKSVILLE, FL 34601

SOUTHWEST FLA W M D  
2379 BROAD ST  
BROOKSVILLE, FL 34601

STEVE SAUNDERS  
DIANE SAUNDERS  
5157 FOREST GLENN DR  
SPRING HILL, FL 34607-3922

JUNE C STUBBS  
LISA STUBBS PLUMMER  
5161 FOREST GLENN DR  
SPRING HILL, FL 34607-3922

FOREST GLENN CO-OP, INC  
1431 FRIAR TUCK LN  
SPRING HILL, FL 34607-3927

JOHN J TIDSWELL  
KIMBERLY A DICKEY  
5135 FOREST GLENN DR  
SPRING HILL, FL 34607-3922

DANIEL J FENDER  
DAPHNE J FENDER  
5147 FOREST GLENN DR  
SPRING HILL, FL 34607-3922

JAMES L GRAFFUIS  
LORA LOVETTE-ORLANDO  
806 TALLKRON DR  
AKRON, OH 44305-2233

FOREST GLENN CO-OP, INC  
1431 FRIAR TUCK LN  
SPRING HILL, FL 34607-3927

FOREST GLENN CO-OP, INC  
5214 FOREST GLENN DR  
SPRING HILL, FL 34607-3924

FOREST GLENN CO-OP, INC  
1431 FRIAR TUCK LN  
SPRING HILL, FL 34607-3927

BRE DDR BR NATURE COAST FL, LLC  
PO BOX A3879  
CHICAGO, IL 60690-3879

NATURE COAST COMMONS, LLC  
2325 E CAMELBACK RD  
PHOENIX, AZ 85016-3422

BRE DDR BR NATURE COAST FL, LLC  
PO BOX A3879  
CHICAGO, IL 60690-3879

RONALD TISHUK  
CHRISTINE TISHUK  
5123 FOREST GLENN DR  
SPRING HILL, FL 34607-3956

BOBBY G TOON  
SANDRA S TOON  
5139 FOREST GLENN DR  
SPRING HILL, FL 34607-3922

CHRISTINE KOZAK  
5151 FOREST GLEN DR  
SPRING HILL, FL 34607

JOHN D HOY  
CAROL J HOY  
5115 FOREST GLENN DR  
SPRING HILL, FL 34607-3957

FOREST GLENN CO-OP, INC  
1431 FRIAR TUCK LN  
SPRING HILL, FL 34607-3927

BRE DDR BR NATURE COAST FL, LLC  
PO BOX A3879  
CHICAGO, IL 60690-3879

FLORIDA CONFERENCE ASSOC OF  
351 S STATE ROAD 434  
ALTAMONTE SPRINGS, FL 32714-3824

HERNANDO COUNTY  
20 N MAIN ST RM 263  
BROOKSVILLE, FL 34601-2817

WAL-MART STORES EAST, LP  
PO BOX 8050 MS 0555  
BENTONVILLE, AR 72712-8050

PENNEY PROPERTY SUB HOLDINGS, LLC  
6501 LEGACY DR  
PLANO, TX 75024-3612

BARBARA A PRICE  
JEFFREY R PRICE  
61 GLENWOOD AVE  
CATONSVILLE, MD 21228-3429

FOREST GLENN CO-OP, INC  
1431 FRIAR TUCK LN  
SPRING HILL, FL 34607-3927

BRUCE E PLUMMER  
LISA S PLUMMER  
5155 FOREST GLENN DR  
SPRING HILL, FL 34607-3922

FRANKLIN K KIEDROWSKI  
5119 FOREST GLENN DR  
SPRING HILL, FL 34607-3957

MICHAEL R BAUMGARDNER  
5206 FOREST GLENN DR  
SPRING HILL, FL 34607-3924

WALTER S WALKER III  
TERESA E WALKER  
5107 FOREST GLENN DR  
SPRING HILL, FL 34607-3951

RAYSOR VENTURES, LLC  
19046 BRUCE B DOWNS BLVD PMB 308  
TAMPA, FL 33647-2434

DONNA R COLLINS  
JAMES L MOULTON  
5127 FOREST GLENN DR  
SPRING HILL, FL 34607-3922

RETREAT AT SPRING HILL, LLC  
PO BOX 1609  
PHENIX CITY, AL 36868-1609

BRE DDR BR NATURE COAST FL, LLC  
PO BOX A3879  
CHICAGO, IL 60690-3879

WEST HERNANDO CHRISTIAN SCHOOL, INC  
2250 OSOWAW BLVD  
SPRING HILL, FL 34607-3812

HERNANDO COUNTY  
20 N MAIN ST RM 263  
BROOKSVILLE, FL 34601



U.S. POSTAGE PAID  
OLDSMAR, FL  
NOV 14 23  
AMOUNT  
**\$27.93**  
R2305E125050-02



U.S. POSTAGE PAID  
OLDSMAR, FL  
NOV 14 23  
AMOUNT  
**\$27.93**  
R2305E125050-02



U.S. POSTAGE PAID  
OLDSMAR, FL  
NOV 14 23  
AMOUNT  
**\$13.68**  
R2305E125050-02



*K Epstein*





WEST HERNANDO CHRISTIAN SCHOOL, INC  
2250 OSOWAW BLVD  
SPRING HILL, FL 34607-3812

HERNANDO COUNTY  
20 N MAIN ST RM 263  
BROOKSVILLE, FL 34601

NOV 1 2023

NOV 1 4 2023



U.S. POSTAGE PAID  
OLDSMAR, FL  
NOV 14 23  
NOV AMOUNT  
**\$27.93**  
R2305E125050-02



U.S. POSTAGE PAID  
OLDSMAR, FL  
NOV 14 23  
NOV AMOUNT  
**\$27.93**  
R2305E125050-02



U.S. POSTAGE PAID  
OLDSMAR, FL  
NOV 14 23  
NOV AMOUNT  
**\$13.68**  
R2305E125050-02

*L Epstein*

NOV 1 2023

PARCEL_KEY	PARCEL_NUMBER	OWNER_NAME
1021110	R30 223 17 1760 0000 0690	MALLARDI RICHARD A, JINDRA SANDRA
1021343	R30 223 17 1760 0000 0920	MYERS GILBERT, MYERS JEAN
1021049	R30 223 17 1760 0000 0620	NEAL ROBERT J, CAPELLA MARGARET C
1280429	R30 223 17 1760 0000 000C	HERNANDO COUNTY
1021218	R30 223 17 1760 0000 0790	FOREST GLENN CO-OP INC
1353537	R29 423 17 0000 0010 0090	PELLEGRINI CVS#2 LLC
1021147	R30 223 17 1760 0000 0720	DICKEN ALICE M
1021174	R30 223 17 1760 0000 0750	KUBECKA STEPHEN J, KUBECKA DONNA J
1021085	R30 223 17 1760 0000 0660	FISHBURN DAVID L, FISHBURN TERRY K
1021021	R30 223 17 1760 0000 0600	IRWIN ROBERT L, IRWIN SANDRA C
1021236	R30 223 17 1760 0000 0810	FOREST GLENN CO-OP INC
1021316	R30 223 17 1760 0000 0890	HANDLEY DEBRA L, HANDLEY VICTOR R,
1021067	R30 223 17 1760 0000 0640	RUCKEY ROBERT J TTEE, RUCKEY BERTHA P
1021192	R30 223 17 1760 0000 0770	FOREST GLENN CO-OP INC
1020923	R30 223 17 1760 0000 0500	MYERS EVAN, MYERS SUSAN
1020790	R30 223 17 1760 0000 0370	FOREST GLENN CO-OP INC
1020825	R30 223 17 1760 0000 0400	FOREST GLENN CO-OP INC
1021094	R30 223 17 1760 0000 0670	FAHSBENDER FRANK R TTEE
1454358	R29 223 17 2608 0000 002A	SPRING HILL US-19 LLC
1021165	R30 223 17 1760 0000 0740	MARSH JAMES P, PRICE BARBARA A, PRICE
1352244	R29 423 17 0000 0010 0080	SPRING HILL INTERNATIONAL PROPERTIES
1021325	R30 223 17 1760 0000 0900	HOWTON RICHARD, HOWTON MARY ANN
1020898	R30 223 17 1760 0000 0470	RAGAIN ROBERT L, RAGAIN BELINDA D
1021012	R30 223 17 1760 0000 0590	ZIEGLER ROBERT L, ZIEGLER SANDRA L
1021245	R30 223 17 1760 0000 0820	GORDON PHILLIP W
1020433	R30 223 17 1760 0000 0020	RIVENBURGH ROBERT L, RIVENBURGH
1020843	R30 223 17 1760 0000 0420	CATANDO KENNETH F, CATANDO MARY E
1020932	R30 223 17 1760 0000 0510	CRENAN LEE, CRENAN JANET J
1454349	R29 223 17 2608 0000 00B0	WAL-MART STORES EAST LP
1454330	R29 223 17 2608 0000 00A0	WAL-MART STORES EAST LP
1020941	R30 223 17 1760 0000 0520	WELSH CARL H SR, WELSH ANNA M
1020978	R30 223 17 1760 0000 0550	FOREST GLENN CO-OP INC
1020987	R30 223 17 1760 0000 0560	CROCCO KANDY
1021272	R30 223 17 1760 0000 0850	PETERS DONNA M
1021058	R30 223 17 1760 0000 0630	BROCKET RONALD S, BROCKET VICKY A
1021209	R30 223 17 1760 0000 0780	REED ROBERT, REED SHERILYN
852438	R29 223 17 3582 0003 0060	WAL-MART STORES EAST LP
1020889	R30 223 17 1760 0000 0460	FOREST GLENN CO-OP INC
1250693	R30 223 17 1355 0000 0010	BAKER JOHN
1020727	R30 223 17 1760 0000 0300	BLACKBURN ARTHUR
1020718	R30 223 17 1760 0000 0290	TRUITT JO LYNN
1020709	R30 223 17 1760 0000 0280	STORY JEAN M, HILL CHERE J, STORY
1020692	R30 223 17 1760 0000 0270	FOREST GLENN CO-OP INC
1020683	R30 223 17 1760 0000 0260	NEAL JOSEPH
1020674	R30 223 17 1760 0000 0250	WEYER RONALD, WEYER BEATRICE J
1020424	R30 223 17 1760 0000 0010	REIL KENNETH L, REIL CHERYL A

1020451 R30 223 17 1760 0000 0040 POWELL RANDAL LEE, POWELL TINA M  
1020772 R30 223 17 1760 0000 0350 SMITH RUTH M  
1020763 R30 223 17 1760 0000 0340 TURNER CAROLYN J TTEE  
1020754 R30 223 17 1760 0000 0330 DROSDOWICH ROBERT R, DROSDOWICH SUSAN A  
1020745 R30 223 17 1760 0000 0320 SKIPPER JERRY W JR  
1020736 R30 223 17 1760 0000 0310 WIDEMAN MELODIE R  
1020442 R30 223 17 1760 0000 0030 MILLER CATHARINE L  
1020969 R30 223 17 1760 0000 0540 MONAHAN MARJORIE  
1021263 R30 223 17 1760 0000 0840 BABINGTON PATRICIA M  
1020816 R30 223 17 1760 0000 0390 BONTRAGER WAYNE, BONTRAGER DEENA  
1020861 R30 223 17 1760 0000 0440 GLASER TERRY L  
1308524 R20 423 17 0000 0010 0060 HERNANDO COUNTY  
1021101 R30 223 17 1760 0000 0680 BEALER LORETTA F  
1021334 R30 223 17 1760 0000 0910 DAVIDHIZAR JOANN  
1021156 R30 223 17 1760 0000 0730 BEHAN ROBERT J, BEHAN JOANN G  
1021307 R30 223 17 1760 0000 0880 BUCKMAN WANDA K  
1021290 R30 223 17 1760 0000 0870 RODRIGUEZ TEODORO  
1021281 R30 223 17 1760 0000 0860 BROOKS CHARLES, BROOKS PHILOMENA  
1599764 R30 223 17 1760 00F0 0000 FOREST GLENN CO-OP INC  
1021138 R30 223 17 1760 0000 0710 CLARKE WANDA C  
1020914 R30 223 17 1760 0000 0490 JENSEN PAUL R, JENSEN MARJORIE A  
1021352 R30 223 17 1760 0000 0930 CONCKLIN CHERYL  
1021129 R30 223 17 1760 0000 0700 BURGESS SHARON A LIFE ESTATE, DEFRIES  
1020665 R30 223 17 1760 0000 0240 EVANS JEANETTE D  
1021076 R30 223 17 1760 0000 0650 COOPER SANDRA, COOPER LUTHER, COOPER  
1021183 R30 223 17 1760 0000 0760 HAWKINS WILLIAM D, KERR BEVERLY A,  
376603 R30 423 17 0000 0020 0000 FOREST GLENN CO-OP INC  
1353555 R29 423 17 0000 0010 0031 HERNANDO COUNTY  
1020905 R30 223 17 1760 0000 0480 WEIDENBORNER JAMES, WEIDENBORNER ANNE  
1020870 R30 223 17 1760 0000 0450 MYERS KEITH J, MYERS JILL C  
1020996 R30 223 17 1760 0000 0570 BYRNE STEVEN P, SISKAVICH DARCY J  
1021030 R30 223 17 1760 0000 0610 DENETTE RICHARD E, DENETTE MARY B  
1021227 R30 223 17 1760 0000 0800 HURT HENRY  
1020781 R30 223 17 1760 0000 0360 STRAVALLE JANET, STRAVALLE ROSE ANN  
1020950 R30 223 17 1760 0000 0530 DICKERSON ELSIE A, WALLS DONNA  
1020656 R30 223 17 1760 0000 0230 KAYE ANDREW R, TIEDEMANN KERRI  
1021003 R30 223 17 1760 0000 0580 TREMPER CAROL J, TREMPER GERALD T  
1021254 R30 223 17 1760 0000 0830 FOREST GLENN CO-OP INC  
376177 R19 423 17 0000 0010 0000 SOUTHWEST FLA W M D  
1057527 R29 423 17 0000 0010 0070 SOUTHWEST FLA W M D  
376186 R20 423 17 0000 0010 0000 SOUTHWEST FLA W M D  
939346 R30 423 17 0000 0020 0010 SOUTHWEST FLA W M D  
1020629 R30 223 17 1760 0000 0200 SAUNDERS STEVE, SAUNDERS DIANE  
1020638 R30 223 17 1760 0000 0210 STUBBS JUNE C, PLUMMER LISA STUBBS  
1020647 R30 223 17 1760 0000 0220 FOREST GLENN CO-OP INC  
1020530 R30 223 17 1760 0000 0110 TISHUK RONALD, TISHUK CHRISTINE, CATHRO  
1020558 R30 223 17 1760 0000 0130 PRICE BARBARA A, PRICE JEFFREY R

1020567	R30	223	17	1760	0000	0140	TIDSWELL JOHN J, DICKEY KIMBERLY A
1020576	R30	223	17	1760	0000	0150	TOON BOBBY G, TOON SANDRA S
1020585	R30	223	17	1760	0000	0160	FOREST GLENN CO-OP INC
1020594	R30	223	17	1760	0000	0170	FENDER DANIEL J, FENDER DAPHNE J
1020601	R30	223	17	1760	0000	0180	KOZAK CHRISTINE
1020610	R30	223	17	1760	0000	0190	PLUMMER BRUCE E, PLUMMER LISA S
1020503	R30	223	17	1760	0000	0080	GRAFFUIS JAMES L, LOVETTE-ORLANDO LORA
1020512	R30	223	17	1760	0000	0090	HOY JOHN D, HOY CAROL J
1020521	R30	223	17	1760	0000	0100	KIEDROWSKI FRANKLIN K
1020479	R30	223	17	1760	0000	0060	FOREST GLENN CO-OP INC
1020852	R30	223	17	1760	0000	0430	FOREST GLENN CO-OP INC
1020834	R30	223	17	1760	0000	0410	BAUMGARDNER MICHAEL R, BAUMGARDNER
1021389	R30	223	17	1760	00D0	0000	FOREST GLENN CO-OP INC
1454376	R29	223	17	2748	00H0	0000	BRE DDR BR NATURE COAST FL LLC
1020497	R30	223	17	1760	0000	0070	WALKER WALTER S III, WALKER TERESA E
1020460	R30	223	17	1760	0000	0050	FOREST GLENN CO-OP INC
1021361	R30	223	17	1760	00A0	0000	FLORIDA CONFERENCE ASSOC OF
1695419	R29	223	17	2608	0000	0031	RAYSOR VENTURES LLC A
1695455	R29	223	17	2608	0000	0033	BRE DDR BR NATURE COAST FL LLC
778402	R29	223	17	2608	0000	0010	HERNANDO COUNTY
1020549	R30	223	17	1760	0000	0120	COLLINS DONNA R, MOULTON JAMES L,
1695650	R29	223	17	2748	0000	00RW	NATURE COAST COMMONS LLC
1384932	R29	223	17	2608	0000	0020	WAL-MART STORES EAST LP
376596	R30	423	17	0000	0010	0000	RETREAT AT SPRING HILL LLC
1695446	R29	223	17	2608	0000	0032	BRE DDR BR NATURE COAST FL LLC
1671658	R29	223	17	2748	00G0	0000	PENNEY PROPERTY SUB HOLDINGS LLC
1695641	R29	223	17	2748	0000	000B	BRE DDR BR NATURE COAST FL LLC
1114412	R30	423	17	0000	0020	0020	WEST HERNANDO CHRISTIAN SCHOOL INC
1640022	R35	423	16	0000	0210	0000	HERNANDO COUNTY

MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_STATE
5092 BUCCANEER BLVD	SPRING HILL FL 34607-3910	SPRING HILL	FL
5091 BUCCANEER BLVD	SPRING HILL FL 34607-3953	SPRING HILL	FL
1424 CROSS BOW LN	SPRING HILL FL 34607-3915	SPRING HILL	FL
20 N MAIN ST RM 263	BROOKSVILLE FL 34601-2817	BROOKSVILLE	FL
1431 FRIAR TUCK LN	SPRING HILL FL 34607-3927	SPRING HILL	FL
2444 EAST KIMBERLY RD	DAVENPORT IA 52807	DAVENPORT	IA
5112 FOREST GLENN DR	SPRING HILL FL 34607-3948	SPRING HILL	FL
671 CHESTNUT RIDGE RD	KIRKVILLE NY 13082-9472	KIRKVILLE	NY
2212 W 300 S	SHELBYVILLE IN 46176-8469	SHELBYVILLE	IN
1416 CROSS BOW LN	SPRING HILL FL 34607	SPRING HILL	FL
1431 FRIAR TUCK LN	SPRING HILL FL 34607-3927	SPRING HILL	FL
5063 BUCCANEER BLVD	SPRING HILL FL 34607	SPRING HILL	FL
5072 BUCCANEER BLVD	SPRING HILL FL 34607-3954	SPRING HILL	FL
1431 FRIAR TUCK LN	SPRING HILL FL 34607-3927	SPRING HILL	FL
60 HANK WILSON RD	CADYVILLE NY 12918-1701	CADYVILLE	NY
1431 FRIAR TUCK LN	SPRING HILL FL 34607-3927	SPRING HILL	FL
1431 FRIAR TUCK LN	SPRING HILL FL 34607-3927	SPRING HILL	FL
5084 BUCCANEER BLVD	SPRING HILL FL 34607-3954	SPRING HILL	FL
16611 HUTCHISON RD	ODESSA FL 33556-2320	ODESSA	FL
5120 FOREST GLENN DR	SPRING HILL FL 34607-3950	SPRING HILL	FL
175 SW 7TH ST STE 2307	MIAMI FL 33130-2964	MIAMI	FL
5083 BUCCANEER BLVD	SPRING HILL FL 34607-3908	SPRING HILL	FL
285 DEEP WATER DR	SUNRISE BEACH MO 65079-7390	SUNRISE BEACH	MO
1152 CLEVELAND RD	TROY PA 16947	TROY	PA
5152 FOREST GLENN DR	SPRING HILL FL 34607-3923	SPRING HILL	FL
5087 FOREST GLENN DR	SPRING HILL FL 34607-3920	SPRING HILL	FL
5202 FOREST GLENN DR	SPRING HILL FL 34607	SPRING HILL	FL
1415 CROSS BOW LN	SPRING HILL FL 34607-3916	SPRING HILL	FL
PO BOX 8050 MS 0555	BENTONVILLE AR 72712-8050	BENTONVILLE	AR
PO BOX 8050 MS 0555	BENTONVILLE AR 72712-0555	BENTONVILLE	AR
1411 CROSS BOW LN	SPRING HILL FL 34607-3916	SPRING HILL	FL
1431 FRIAR TUCK LN	SPRING HILL FL 34607-3927	SPRING HILL	FL
1400 CROSS BOW LN	SPRING HILL FL 34607-3915	SPRING HILL	FL
4410 1ST ISLE DR	HERNANDO BEACH FL 34607	HERNANDO BEACH	FL
506B BUCCANEER BLVD	SPRING HILL FL 34607-3954	SPRING HILL	FL
5136 FOREST GLENN DR	SPRING HILL FL 34607-3921	SPRING HILL	FL
PO BOX 8050 MS 0555	BENTONVILLE AR 72712-8050	BENTONVILLE	AR
1431 FRIAR TUCK LN	SPRING HILL FL 34607-3927	SPRING HILL	FL
1407 FRIAR TUCK LN	SPRING HILL FL 34607-3927	SPRING HILL	FL
5197 FOREST GLENN DR	SPRING HILL FL 34607-3922	SPRING HILL	FL
5265 N 290 W	HOWE IN 46746-9461	HOWE	IN
5189 FOREST GLENN DR	SPRING HILL FL 34607-3922	SPRING HILL	FL
1431 FRIAR TUCK LN	SPRING HILL FL 34607-3927	SPRING HILL	FL
5181 FOREST GLENN DR	SPRING HILL FL 34607-3922	SPRING HILL	FL
5177 FOREST GLENN DR	SPRING HILL FL 34607-3922	SPRING HILL	FL
5083 FOREST GLENN DR	SPRING HILL FL 34607-3918	SPRING HILL	FL

1845 W 570 N	HOWE IN 46746-9427	HOWE	IN
5217 FOREST GLENN DR	SPRING HILL FL 34607-3925	SPRING HILL	FL
5213 FOREST GLENN DR	SPRING HILL FL 34607-3925	SPRING HILL	FL
5209 FOREST GLENN DR	SPRING HILL FL 34607-3925	SPRING HILL	FL
5205 FOREST GLENN DR	SPRING HILL FL 34607-3925	SPRING HILL	FL
22704 VIOLET ST	SAINT CLAIR SHORES MI 48082-2751	SAINT CLAIR SHORES	MI
5091 FOREST GLENN DR	SPRING HILL FL 34607-3920	SPRING HILL	FL
7502 GATES CIR	SPRING HILL FL 34606-5213	SPRING HILL	FL
5158 FOREST GLENN DR	SPRING HILL FL 34607-3923	SPRING HILL	FL
5214 FOREST GLENN DR	SPRING HILL FL 34607-3924	SPRING HILL	FL
1400 FRIAR TUCK LN	SPRING HILL FL 34607-3926	SPRING HILL	FL
20 N MAIN ST	BROOKSVILLE FL 34601	BROOKSVILLE	FL
5088 BUCCANEER BLVD	SPRING HILL FL 34607	SPRING HILL	FL
5087 BUCCANEER BLVD	SPRING HILL FL 34607-3953	SPRING HILL	FL
5116 FOREST GLENN DR	SPRING HILL FL 34607-3949	SPRING HILL	FL
5059 BUCCANEER BLVD	SPRING HILL FL 34607-3907	SPRING HILL	FL
5055 BUCCANEER BLVD	SPRING HILL FL 34607-3907	SPRING HILL	FL
5051 BUCCANEER BLVD	SPRING HILL FL 34607-3907	SPRING HILL	FL
5214 FOREST GLENN DR	SPRING HILL FL 34607-3924	SPRING HILL	FL
5100 FOREST GLENN DR	SPRING HILL FL 34607-3919	SPRING HILL	FL
712 W WEDGEWOOD DR	MUSKEGON MI 49445-2469	MUSKEGON	MI
5095 BUCCANEER BLVD	SPRING HILL FL 34607-3953	SPRING HILL	FL
51016 MAPLE RD	MARCELLUS MI 49067-9735	MARCELLUS	MI
5173 FOREST GLENN DR	SPRING HILL FL 34607-3922	SPRING HILL	FL
9534 VERSAILLES RD	ANGOLA NY 14006-9546	ANGOLA	NY
14 MALIBU MANOR	ALLISTON ON L9R 2C1	ALLISTON	ON
1431 FRIAR TUCK LN	SPRING HILL FL 34607-3924	SPRING HILL	FL
20 N MAIN ST RM 263	BROOKSVILLE FL 34601	BROOKSVILLE	FL
1855 STATE RD	WEBSTER NY 14580-9303	WEBSTER	NY
1404 FRIAR TUCK LN	SPRING HILL FL 34607-3926	SPRING HILL	FL
1404 CROSS BOW LN	SPRING HILL FL 34607-3915	SPRING HILL	FL
1420 CROSS BOW LN	SPRING HILL FL 34607-3915	SPRING HILL	FL
8098 CLIPPER CT	SPRING HILL FL 34606-3208	SPRING HILL	FL
5221 FOREST GLENN DR	SPRING HILL FL 34607-3925	SPRING HILL	FL
1407 CROSS BOW LN	SPRING HILL FL 34607-3916	SPRING HILL	FL
5169 FOREST GLENN DR	SPRING HILL FL 34607-3922	SPRING HILL	FL
1408 CROSS BOW LN	SPRING HILL FL 34607	SPRING HILL	FL
1431 FRIAR TUCK LN	SPRING HILL FL 34607-3927	SPRING HILL	FL
2379 BROAD ST	BROOKSVILLE FL 34601	BROOKSVILLE	FL
2379 BROAD ST	BROOKSVILLE FL 34601	BROOKSVILLE	FL
2379 BROAD ST	BROOKSVILLE FL 34601	BROOKSVILLE	FL
2379 BROAD ST	BROOKSVILLE FL 34601	BROOKSVILLE	FL
5157 FOREST GLENN DR	SPRING HILL FL 34607-3922	SPRING HILL	FL
5161 FOREST GLENN DR	SPRING HILL FL 34607-3922	SPRING HILL	FL
1431 FRIAR TUCK LN	SPRING HILL FL 34607-3927	SPRING HILL	FL
5123 FOREST GLENN DR	SPRING HILL FL 34607-3956	SPRING HILL	FL
61 GLENWOOD AVE	CATONSVILLE MD 21228-3429	CATONSVILLE	MD

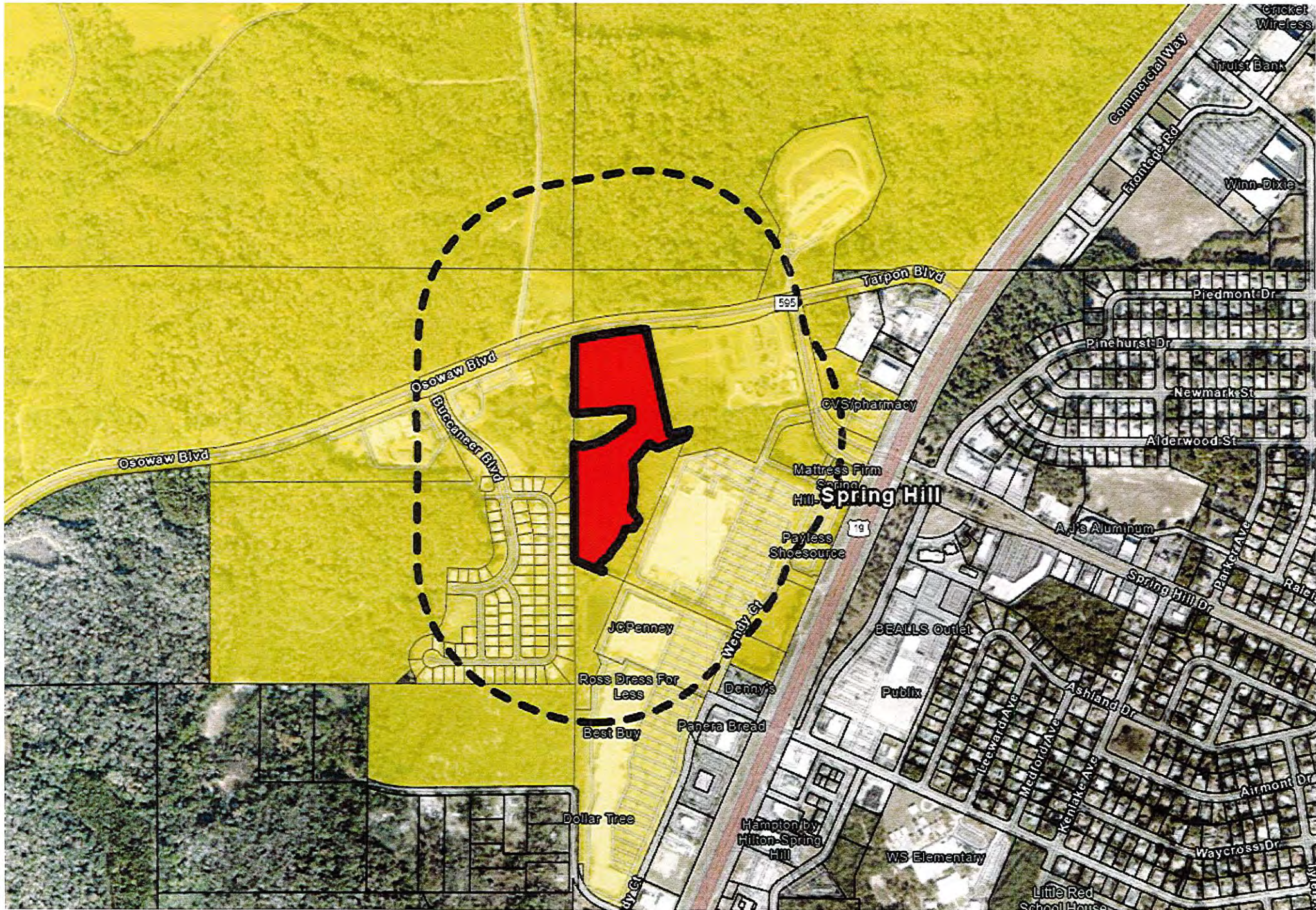
5135 FOREST GLENN DR	SPRING HILL FL 34607-3922	SPRING HILL	FL
5139 FOREST GLENN DR	SPRING HILL FL 34607-3922	SPRING HILL	FL
1431 FRIAR TUCK LN	SPRING HILL FL 34607-3927	SPRING HILL	FL
5147 FOREST GLENN DR	SPRING HILL FL 34607-3922	SPRING HILL	FL
5151 FOREST GLEN DR	SPRING HILL FL 34607	SPRING HILL	FL
5155 FOREST GLENN DR	SPRING HILL FL 34607-3922	SPRING HILL	FL
806 TALLKRON DR	AKRON OH 44305-2233	AKRON	OH
5115 FOREST GLENN DR	SPRING HILL FL 34607-3957	SPRING HILL	FL
5119 FOREST GLENN DR	SPRING HILL FL 34607-3957	SPRING HILL	FL
1431 FRIAR TUCK LN	SPRING HILL FL 34607-3927	SPRING HILL	FL
1431 FRIAR TUCK LN	SPRING HILL FL 34607-3927	SPRING HILL	FL
5206 FOREST GLENN DR	SPRING HILL FL 34607-3924	SPRING HILL	FL
5214 FOREST GLENN DR	SPRING HILL FL 34607-3924	SPRING HILL	FL
PO BOX A3879	CHICAGO IL 60690-3879	CHICAGO	IL
5107 FOREST GLENN DR	SPRING HILL FL 34607-3951	SPRING HILL	FL
1431 FRIAR TUCK LN	SPRING HILL FL 34607-3927	SPRING HILL	FL
351 S STATE ROAD 434	ALTAMONTE SPRINGS FL 32714-3824	ALTAMONTE SPRINGS	FL
19046 BRUCE B DOWNS BLVD PM	TAMPA FL 33647-2434	TAMPA	FL
PO BOX A3879	CHICAGO IL 60690-3879	CHICAGO	IL
20 N MAIN ST RM 263	BROOKSVILLE FL 34601-2817	BROOKSVILLE	FL
5127 FOREST GLENN DR	SPRING HILL FL 34607-3922	SPRING HILL	FL
2325 E CAMELBACK RD	PHOENIX AZ 85016-3422	PHOENIX	AZ
PO BOX 8050 MS 0555	BENTONVILLE AR 72712-8050	BENTONVILLE	AR
PO BOX 1609	PHENIX CITY AL 36868-1609	PHENIX CITY	AL
PO BOX A3879	CHICAGO IL 60690-3879	CHICAGO	IL
6501 LEGACY DR	PLANO TX 75024-3612	PLANO	TX
PO BOX A3879	CHICAGO IL 60690-3879	CHICAGO	IL
2250 OSOWAW BLVD	SPRING HILL FL 34607-3812	SPRING HILL	FL
20 N MAIN ST RM 263	BROOKSVILLE FL 34601	BROOKSVILLE	FL

MAIL_POSTALCODE	MAIL_COUNTRY
34607-3910	UNITED STATES
34607-3953	UNITED STATES
34607-3915	UNITED STATES
34601-2817	UNITED STATES
34607-3927	UNITED STATES
	52807 UNITED STATES
34607-3948	UNITED STATES
13082-9472	UNITED STATES
46176-8469	UNITED STATES
	34607 UNITED STATES
34607-3927	UNITED STATES
	34607 UNITED STATES
34607-3954	UNITED STATES
34607-3927	UNITED STATES
12918-1701	UNITED STATES
34607-3927	UNITED STATES
34607-3927	UNITED STATES
34607-3954	UNITED STATES
33556-2320	UNITED STATES
34607-3950	UNITED STATES
33130-2964	UNITED STATES
34607-3908	UNITED STATES
65079-7390	UNITED STATES
	16947 UNITED STATES
34607-3923	UNITED STATES
34607-3920	UNITED STATES
	34607 UNITED STATES
34607-3916	UNITED STATES
72712-8050	UNITED STATES
72712-0555	UNITED STATES
34607-3916	UNITED STATES
34607-3927	UNITED STATES
34607-3915	UNITED STATES
	34607 UNITED STATES
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34607-3921	UNITED STATES
72712-8050	UNITED STATES
34607-3927	UNITED STATES
34607-3927	UNITED STATES
34607-3922	UNITED STATES
46746-9461	UNITED STATES
34607-3922	UNITED STATES
34607-3927	UNITED STATES
34607-3922	UNITED STATES
34607-3922	UNITED STATES
34607-3918	UNITED STATES



46746-9427	UNITED STATES
34607-3925	UNITED STATES
34607-3925	UNITED STATES
34607-3925	UNITED STATES
34607-3925	UNITED STATES
48082-2751	UNITED STATES
34607-3920	UNITED STATES
34606-5213	UNITED STATES
34607-3923	UNITED STATES
34607-3924	UNITED STATES
34607-3926	UNITED STATES
	34601 UNITED STATES
	34607 UNITED STATES
34607-3953	UNITED STATES
34607-3949	UNITED STATES
34607-3907	UNITED STATES
34607-3907	UNITED STATES
34607-3907	UNITED STATES
34607-3924	UNITED STATES
34607-3919	UNITED STATES
49445-2469	UNITED STATES
34607-3953	UNITED STATES
49067-9735	UNITED STATES
34607-3922	UNITED STATES
14006-9546	UNITED STATES
L9R 2C1	CANADA
34607-3924	UNITED STATES
	34601 UNITED STATES
14580-9303	UNITED STATES
34607-3926	UNITED STATES
34607-3915	UNITED STATES
34607-3915	UNITED STATES
34606-3208	UNITED STATES
34607-3925	UNITED STATES
34607-3916	UNITED STATES
34607-3922	UNITED STATES
	34607 UNITED STATES
34607-3927	UNITED STATES
	34601 UNITED STATES
	34601 UNITED STATES
	34601 UNITED STATES
	34601 UNITED STATES
34607-3922	UNITED STATES
34607-3922	UNITED STATES
34607-3927	UNITED STATES
34607-3956	UNITED STATES
21228-3429	UNITED STATES

34607-3922	UNITED STATES
34607-3922	UNITED STATES
34607-3927	UNITED STATES
34607-3922	UNITED STATES
34607	UNITED STATES
34607-3922	UNITED STATES
44305-2233	UNITED STATES
34607-3957	UNITED STATES
34607-3957	UNITED STATES
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34607-3927	UNITED STATES
34607-3924	UNITED STATES
34607-3924	UNITED STATES
60690-3879	UNITED STATES
34607-3951	UNITED STATES
34607-3927	UNITED STATES
32714-3824	UNITED STATES
33647-2434	UNITED STATES
60690-3879	UNITED STATES
34601-2817	UNITED STATES
34607-3922	UNITED STATES
85016-3422	UNITED STATES
72712-8050	UNITED STATES
36868-1609	UNITED STATES
60690-3879	UNITED STATES
75024-3612	UNITED STATES
60690-3879	UNITED STATES
34607-3812	UNITED STATES
34601	UNITED STATES





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: 11/29/2023

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 Justyna Gale  
(Print or Type Name)

who, being duly sworn deposesh and says that:

1. The Notice of Public Hearing sign(s) were posted on 11/15/2023, and;
2. The attached photograph(s) of the posted sign(s) were taken on 11/15/2023

Application Name: Raysor Ventures

File Number: CPAM23-02 and H-23-36

Justyna Gale  
(Signature)

State of Florida

On this the 16<sup>th</sup> day of Nov, 2023 before me, the undersigned  
Notary Public of the State of Florida, personally appeared

County of Hernando

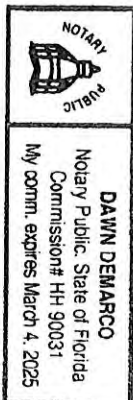
Justyna Gale

(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

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

- 9 Personally known to me, or 9 Produced Identification: FDL  
(Type of Identification Produced)
- 9 DID take an oath, or 9 DID NOT take an oath.

HERNANDO COUNTY, FL  
PUBLIC HEARING  
CPAM 23-02  
all Scale Comprehensive  
Map to Change the  
Use Map of 13.6 Acres  
Central to Commercial  
AND ZONING COMMISSION  
Time  
COUNTY COMMISSIONERS  
12/29/23 Time: 9:00am

HERNANDO COUNTY, FL  
NOTICE OF PUBLIC HEARING  
File Number: H-23-36  
Request: Petition from Agriculture to  
Highway Commercial with a Specific  
E-4 Heavy Highway Commercial use and  
Conservation  
PLANNING AND ZONING COMMISSION  
Date: \_\_\_\_\_ Time: \_\_\_\_\_  
BOARD OF COUNTY COMMISSIONERS:  
Date: Dec 12, 2023 Time: 9:00 AM

**HERNANDO COUNTY, FL  
PUBLIC INQUIRY WORKSHOP**  
HERNANDO COUNTY IS CURRENTLY REVIEWING THE FOLLOWING REQUEST. A PUBLIC INQUIRY  
WORKSHOP IS BEING CONDUCTED AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.  
File Number: CPAM 23-02 and H-23-36  
Date of Workshop: Nov 29, 2023 Time of Workshop: 6pm to 7pm  
Request: Comprehensive Plan Amendment and Rezoning  
for Pansor Ventures, LLC  
Location of Workshop: Spring Hill SDA Church  
2400 Dorsan Blvd Spring Hill  
For more information contact the Hernando County Planning Dept. at 352-754-4057



HERNANDO COUNTY, FL  
PLANNING DEPARTMENT  
10000 UNIVERSITY BLVD  
SUITE 100  
HERNANDO, FL 34424  
FOR MORE INFORMATION CONTACT THE PLANNING DEPARTMENT AT 352-754-4027

HERNANDO COUNTY, FL  
PLANNING DEPARTMENT  
10000 UNIVERSITY BLVD  
SUITE 100  
HERNANDO, FL 34424  
FOR MORE INFORMATION CONTACT THE PLANNING DEPARTMENT AT 352-754-4027

**HERNANDO COUNTY, FL  
PUBLIC INQUIRY WORKSHOP**  
HERNANDO COUNTY IS CURRENTLY REVIEWING THE FOLLOWING REQUEST A PUBLIC INQUIRY WORKSHOP IS BEING CONDUCTED AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.

File Number: \_\_\_\_\_  
Date of Workshop: \_\_\_\_\_ Time of Workshop: \_\_\_\_\_  
Request: \_\_\_\_\_  
Location of Workshop: \_\_\_\_\_

For more information contact the Hernando County Planning Dept. at 352-754-4027

HERNANDO COUNTY, FL  
NOTICE OF PUBLIC HEARING  
File Number: CPAM 23 02  
Request: Small Tract Commission  
The location of the project is  
located on the corner of  
Highway 19 and Commercial  
PLANNING AND ZONING COMMISSION  
Date: Nov 29, 2023 Time: 9:00am  
BOARD OF COUNTY COMMISSIONERS  
Date: Dec 12, 2023 Time: 9:00am

HERNANDO COUNTY, FL  
NOTICE OF PUBLIC HEARING  
File Number: Hd 3 36  
Request: Rezoning from Agriculture  
to Rural Commercial with a  
Special Use Permit Highway Corridor  
and Conservation  
PLANNING AND ZONING COMMISSION  
Date: Nov 29, 2023 Time: 9:00am  
BOARD OF COUNTY COMMISSIONERS  
Date: Dec 12, 2023 Time: 9:00am

**HERNANDO COUNTY, FL  
PUBLIC INQUIRY WORKSHOP**

HERNANDO COUNTY IS CURRENTLY REVIEWING THE FOLLOWING REQUEST. A PUBLIC INQUIRY WORKSHOP IS BEING CONDUCTED AS FOLLOWS TO ANSWER QUESTIONS RELATING TO THE PROJECT.

File Number: CPAM 23 02 & H 23 36  
Date of Workshop: Nov 29, 2023 Time of Workshop: 6:00pm - 7:00pm  
Request: Comprehensive Plan Amendment  
for Plover Ventures LLC and Rezoning  
Location of Workshop: Spring Hill 5th Church  
2nd Christian Pkwy Spring Hill

For more information contact the Hernando County Planning Dept. at 352-754-4057



## Public Information Workshop Sign-In Sheet

Oswaw Boulevard Parcel Comprehensive Plan and Rezoning Amendment

Wednesday, November 29, 2023 @ 6 pm

Name	Address	Phone Number	Email
Kenneth Curxin	Adams & Reese <sup>100 N. T...</sup>	813-227-5521	Ken_Curxin@...com
Kenneth Catando	5202 Forest Glenn Dr <sup>Spring Hill 34607</sup>	661-992-7735	Catando399@aol.com
Mary Catando	" " "	" " "	" " "
Steve Daniel	13438 Monterey St	352-556-6610	—
Barbara Price	5131 Forest Glenn Dr <sup>SH 34607</sup>	443-360-8935	Barbara.price@...gmail.com
BEV KERR	5178 ✓ ✓	352-410-6330	bkerr88@hotmail.com
JACK DeFries	5096 Buccasneer <sup>269</sup>	436-7421	
Sharon Burgess	5096 Buccasneer Blvd.	352-596-5933	
Carol Trempier	4908 Cross Bow Ln	248-685-7910	
Bobby Toon	5139 Forest Glenn Dr	317-341-4495	BobbyToon2911@GMail.com
Jean Myers	5091 Buccasneer Blvd	518-928-7235	



## Public Information Workshop Sign-In Sheet

Osoyaw Boulevard Parcel Comprehensive Plan and Rezoning Amendment

Wednesday, November 29, 2023 @ 6 pm

Name	Address	Phone Number	Email
Valerie Sheffer	3294 Minnow Ch Dr	813-841-2201	vsheltr99@gmail.com
Robert Behar	5116 Forest Glen Dr.	815-307-6759	
Lynne Herrick			
Philomena Brooks	5051 Buccaneer Blvd.	941-441-7544	prbrooks72@gmail.com
Honna Collins	5127 Forest Glenn Dr.		
Sherilyn & Bob Red	5136 Forest Glenn Dr	401-487-3877	5136Reds@gmail.com
Scott Fitzgerald	4258 CANIOS CT		
Anne Jim Weidenbarker	1416 Friar Tuck Ln	585-734-1473	AnneW2354@gmail.com
DAVID SNUTTS	3369 GOLFVIEW DRIVE <sup>HERNANDO BEACH</sup>	570-335-1539	DSNUTTS@GMAIL.COM
KEA BYRNE	1404 CROSSBOW LN <sup>SPRINGS HILL</sup>	214-861-8303	byrne6357@hotmail.com
Lou Cooper	5076 Browne Ave Blvd	716-481-7973	
Richard Grega	4042 Sheephead Dr, HB	914-475-1706	richgrega@aol.com
Diane Greenwell	3267 Flamingo Blvd. HB	304-633-7110	dianemgreenwell@gmail.com
JEFF PULLEN	4020 GULFVIEW DR	720-277-7880	JEFF.PULLEN@GMAIL.COM

## Public Information Workshop Sign-In Sheet

Oswow Boulevard Parcel Comprehensive Plan and Rezoning Amendment

Wednesday, November 29, 2023 @ 6 pm

Name	Address	Phone Number	Email
DONNA Peters	LOT 85 05172	352-584-0769	
BERTHA RUCKEY	5072 BUCCANEER BLVD	813-454-8740	
JAMES MARSH	5120 FOREST GLEN	352-777-9601	
Jodie Pilarski	Ariparki FL	352-279-2122	
Randy Powell	<del>RHS</del> 5059 Forest Glenn	260-562-2420	
Tina Powell	5059 Forest Glenn	260-562-2420	
ROBERT RUCKEY	5072 BUCCANEER BLVD	813-858-3823	
LEE CRENAN	1415 Crossbow		
SANDRA JINDRA	5092 Buccaneer Blvd	330-858-4986	
JAnn Serkey	4370 Flexer Dr. H.B.	860-484-9371	
Chris Morrissey	4020 GULFVIEW DR HB	720-530-9547	
DEBRA NOWLEN	3289 SPANISH BAYONET DR. HB	907-632-1996	

## Public Information Workshop Sign-In Sheet

Oswow Boulevard Parcel Comprehensive Plan and Rezoning Amendment

Wednesday, November 29, 2023 @ 6 pm

Name	Address	Phone Number	Email
Patricia Babington	LOT 84	352 610-2152	patb53@gmail.com
Linda Farmer			lfcbrf2@gmail.com
ART HUBBARD	4154 Lily Dr Herranbertrach	352-524-2853	
Sandra Baumgardner	5206 Forest Glenn Dr Spring Hill	717-752-0884	slbmr6@comcast.net
James Hunter	4400 Nelson Dr. 34607	352-554-838	
Joseph SISIENO	1408 FRANKTUCK LN. 34607	631-660-1088	virginie1408@gmail.com
Layla Coza	5076 Bessamer Blvd	716-481-2357	
Carolyn Turner	5213 Forest Glenn Dr SW	317-696-6440	
Thick Gundersen	3203 Lugustum HB 34607	9894300181	gurkat@yandex.com
Dennis Hulsman	" " "	" "	" "
Rob & Colleen Faulk	5115 Glenn Forest Dr	727-717-3097	robfaulk0227@gmail.com
ART BLACKBURN	5197 Forest Glenn Dr.	352-515-7927	
Scott Walker	5107 Forest Glenn Dr.	229-894-9490	wswwfreefall@yahoo.com
Frank Fahsberder	5084 Buccawear	(770)653-9418	

## Public Information Workshop Sign-In Sheet

Osoyaw Boulevard Parcel Comprehensive Plan and Rezoning Amendment

Wednesday, November 29, 2023 @ 6 pm

Name	Address	Phone Number	Email
TERRY GLASER	1400 FRIAR TUCK LN	815-414-1529	terryglaser@hotmail.com
Jean Daudhert	5087 Buccanum Blvd	352-597-2230	Jedpant@AOL.com
Steph Koruch	5153 Anchor Pt. Walki Huber	7274248354	StephanewentDadco
Mark Koruch	"	"	"
STEVE SAUNDERS	5157 FLAT GLEN DR	586-524-0373	Steve.
Bow TISHAK	5123 FOREST GLEN DR	352-683-3906	NA
Chris Kapp	3355 Gulf Winds Cir	832-392-5318	
MELANIE KAPP	3355 Gulf Winds Cir	269-949-5670	macakapp@att.net
Anne Welsh	1411 CROSSBOW LN	410-967-9799	
CARL WELSH	1411 CROSSBOW LN	443-244-2501	
Cheryl Conklin	5095 Buccanum Blvd <sup>SP</sup>	352-678-2111	brnexplor@cox.net
John Tidswell	Forest Glen Dr.	440-361-0480	NA
Kim Dickey	Forest Glen Dr.	330-361-0480	NA



## Public Information Workshop Sign-In Sheet

Osoaw Boulevard Parcel Comprehensive Plan and Rezoning Amendment

Wednesday, November 29, 2023 @ 6 pm

Name	Address	Phone Number	Email
Jo Lynn Truitt	5193 Forest Glenn	269-625-3464	truittj9@gmail.com
Debra Handley	5063 Buccaneer Blvd	716-553-3757	paulmacleb@gmail.com
Roy Johnson	5370 Florentine Ct	843-344-4760	
Mary Ann Johnson	"	"	MFRFC 22000 expr100.com
Diane Saunders	5157 Forest Glenn Dr	586-524-0374	
Jill + Keith Myers	1404 Friar Tuck Lane	578-878-2853	myers8528@charter.net
Robert Neal	1424 Crossbow Lane		
Margaret Capella	1424 Crossbow Lane		
Cynthia Suter-Smith	5173 Forest Glenn Dr.	352-585-6715	beachrats4ever@yahoo.com
Judi Cate	" " " "	↓ ↓	↓ ↓ ↓
Tammy Heineman	" " " "		



Steve Saunders  
5157 FOREST GLEN DR  
SPRING HILL, FL 34607

The proposed rezoning jump from the very reasonable and logical rating of AG, to the almost insane extreme giant leap backwards to PDP (HC) with specific C-4 use and CV is clearly the most aggressive and lack of vision proposal one could make, when one considers the can growing abuse of shrinking wetlands land in this county.

Those with greater wisdom intentionally passed by this tract of land, when the mall and all that make up it's service to our community.

The chosen terminology in the Amendment Document that we received have been manipulated in such a way and yet at the same time blatantly imply that past wisdom, and current awareness have no value. *"The Conservation Zoning District will be over wetland areas, approximately 9.0 acres."* WOW. STOP RIGHT THERE!

But no, the declared abuse continues... *"There will be a concurrent Small Scale Comprehensive Plan Amendment from Residential to Commercial on 4.6 acres and Conservation on 9.0 acres being processed concurrently."* THE BOLDNESS TO EVEN PRINT THIS DESTRUCTIVE PROPOSAL IS DISGUSTING.

FURTHER, *"This application requests a Small-Scale Comprehensive amendment from Residential to Commercial on the upland acreage and Conservation on the wetland acreage."*

There is nothing small about it. This application's potential is total destruction of the declared protected area. The step from Residential to Commercial is like stepping across an ocean.

Section 2.4 of said application information, declares the adjacent Parcels to already be at Max commercial usage for this immediate community.

Please take note: A Church and a Retirement Village and though it was left out in the description a significant growing SCHOOL of children through High School, and the Weeki Wachee Preserve, which is also a place of tranquility for people of all ages and the animals that abide there.

Section 3.1 Overview, states, *"The proposed development will provide for an enhanced 15' landscape buffer around the perimeter of the upland portion of the Parcel."*

Is this a joke? 15 feet is the distance from the free throw line to the basket in the game of Basketball. In what community environment is that any kind of a buffer? We have 30 feet from our house to the street.

Section 3.2, item d, states, *"The proposed development will preserve on-site wetland with no impacts... proposed."* A PROPOSED DESTRUCTIVE IMPACT IS EXACTLY WHAT THIS ENTIRE APPLICATION CONSISTS OF.

And finally, just read the description of the proposed change of use to this land one more time.

*"Highway Commercial PDP HC with a specific C-4 use for Automobile/Truck painting, refinishing and repair, and replacement of glass."*

This is no small operation or small change to the environment or health of those living and visiting the immediate area. This is a full blown noisy, smelly destructive to the health of children, adults, seniors and animals in this immediate area.

Flamer Ford doesn't even have a body shop. And why is that? Could they not get permission on their own property? In any case... you can be sure that dealership and others will be loading this proposed facility with wrecked vehicals.

This is not an application for a proposed repair facility. This is an application seeking permission to DESTROY our environment, our homes, churches, schools and the Preserve that serves those who abide these places of sanctity.





COMMENTS

Name: Cheryl Concklin

Address: 5095 Buccanaw Blvd  
Spring Hill, FL 34607

Comment:

I have served Hernando County as  
a Social Worker for over 20 years.  
I retired 4½ years ago to Forest  
Glenn because it is a retirement  
community on the "Nature Coast."  
I moved there for the quiet "Nature"  
aspect. This rezoning for commercial development  
for a Collision Center will hurt our environment  
via-fumes from the center and the noise  
level so close to my home is going to  
take away from the quietness of our Nature  
Coast and Community. Please do not rezone.  
Also will it effect our utility bills?

Bring to meeting  
Wed Nov 29th  
at 6:00 at Church

COMMENTS

Name: Scott & Teresa Walker

Address: 5107 Forest Glenn Dr  
Spring Hill, FL 34607

Comment: We just recently bought our lot in Forest Glenn  
emoved in 11/22/23. We picked this lot because it backs  
up to the woods & its quiet. We were told the woods  
were zoned conservation and would never be  
built on. Now we understand someone wants to build  
an auto body shop. I have asthma. Will not be  
able to stand the fumes. Plus we just recently  
retired. Don't want to spend our retirement  
years listening to all that noise. This is a very quiet  
community. And what will this do to our property  
value? How about the spill over of cars that  
will pile up in the yard and will turn into a junk yard.

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**Osoyaw Boulevard Parcel Comprehensive Plan and Rezoning Amendment  
Public Information Workshop Comments**

Name: Robert & Sherilyn Reed

Address: 5136 Forest Glenn Dr  
Spring Hill 34687

Comment: Very concerned -  
- About wetlands & animals  
- Noise  
- Pollutants leaking into the ground  
- Property values will go down  
- We bought for a quiet neighborhood  
& just moved in. This is wrong

COMMENTS

Name: Jean Myers

Address: 5091 Buccaneer Blvd  
Spring Hill, Fl. 34607

Comment:

I have medical concerns  
about pollutants. I have  
COPD & Asthma and  
my husband has Parkinson's.  
We cannot afford toxins.

COMMENTS

Name: CARL & Anna Welsh

Address: 1411 CROSSBOW Ln  
Spring Hill, FL 34607

Comment: Concerns - NOISE -  
Air Pollution (QUALITY)  
Smells (ODORS)  
Runoff of chemicals (paint thinners, oils) etc

COMMENTS

Name: Cynthia Switzer-Smith

Address: 5173 Forest Glenn Dr.  
Spring Hill, FL 34606

Comment:

My Mom is 86 + only has Social Security, so this is her ONLY investment. This proposed development/business, I believe will LOWER her property value. NOT to mention the ~~toxic~~ environmental issues, harmful to the elderly w/oxygen etc... All the brake fluid, transmission fluid oil + gas going into the preserve + the Wee Ki Wachee.

I do NOT believe this is the Best use of this property.

COMMENTS

Name: Tammy Heineman

Address: 5173 Forest Glen Dr  
Spring Hill, FL 34606

Comment: I am concerned about my  
mothers health with all of the  
toxins in the air and also the  
potential of these toxins ie gas,  
transmission fluid, brake fluid etc  
getting into the ground and making  
it's way to Weeki Wachi Springs.

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COMMENTS

Name: Judi Cote'

Address: 5173 Forest Glen Dr  
Spring Hill, FL 34606

Comment: My concern for my Aunt is  
the potential of lowering  
property values ~~taxes~~, However my  
biggest concern is the gas,  
oils and antifreeze getting  
into the air and ground and  
making its way to Weeki Wachee  
Springs.



COMMENTS

Name: Robert & Mary Faulk

Address: 515 Forest Glenn Dr  
Spring Hill, FL 34607

Comment: We don't want the  
noise and the encroachment  
on our wetlands.

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COMMENTS

Name: TIM & ANNE WEIDENBORNER

Address: 1416 FRIAR TUCK LANE  
SPRING HILL FL. 34607

Comment: WE FEEL THERE IS NO NEED FOR A BOYS SHOP  
DIRECTLY ADJOINING A CHURCH, SCHOOL  
AND A SENIOR SUBDIVISION. THE NOISE AND  
TRAFFIC CREATED WILL BE ACROSS FROM A  
HUGE NATURE PRESERVE WHICH IS NOT NEEDED  
ALSO THERE IS A LARGE AMOUNT OF THE  
PARCEL THAT IS WETLAND AND SURPLUS  
WILL END UP BEING ENCRUSTED UPON

COMMENTS

Name: Jill + Keith Myers  
Address: 1404 Friar Tuck Lane  
Spring Hill, FL 34607

Comment:

The proposed project causes  
us to be concerned because  
of the possibility of contaminants  
crossing over to our park.  
We have health conditions that  
would be exacerbated by pollutants.

COMMENTS

Name: RONALD TISHUK

Address: 5123 FOREST GLENN DR  
SPRINGHILL FL 34607

Comment:

THIS COLLISION REPAIR SHOP  
SHOULD BE LOCATED IN A INDUSTRIAL  
PARK OR OFF A MAIN ROAD NOT  
IN A RESIDENTIAL AREA. THE 4 WAY  
STOP AT THE CORNER IS A HIGH ACCIDENT  
AREA (CHECK THE RECORDS) AND THIS  
REPAIR SHOP WILL ADD TO IT.

THERE IS A SCHOOL FOR SMALL CHILDREN,  
ALSO A CHURCH, A FAMILY PRESERVE,  
AND A SENIOR DEVELOPMENT ALL IN  
THE SAME AREA.

THIS WILL AD MUCH MORE TRAFIC,  
NOISE, AND A UNFRIENDLY ENVIORNMENT.  
AND IS HARMFUL FOR ALL THESE REASONS.  
LETS ALSO CONSIDER THE WILD LIFE  
THAT WOULD BE DESTROYED. AND THE  
HIGH POSSIBILITY OF FIRE'S IN THE AREA.

I DO NOT WANT A COLLISION REPAIR  
SHOP IN THIS AREA

AS YOU KNOW IN 5 YEARS THIS  
WILL BE COME A JUNK YARD

COMMENTS

Name: B Joy Weyer

Address: 5177 Forest Glenn  
Spring Hill Fl 34607

Comment:

We have been here for 3 years  
it is a very nice quite sq. place  
We don't feel a 30,000 sq  
ft auto body is an asset  
to our community There is  
nothing ~~else~~ around here that  
hazardous The church and  
school are fine

B Joy Weyer

COMMENTS

Name: Ronald Weyer

Address: 5177 Forest Glen Dr  
Spring Hill Fla

Comment: I AM AGAINST HAVING A C4 HEAVY HIGHWAY  
ZONING SO CLOSE TO OUR 55 PLUS PARK  
BECAUSE OF ALL THE POSSIBILITY OF NOISE

Ronald Weyer

COMMENTS

Name: MARY Catardo

Address: 5202 Forest Glenn Dr  
Spring Hill, Florida 34607

Comment: In Our Forest Glenn Park we have Federally  
Protected Little Blue Heron and Many Turtles  
that are protected, Putting in an Auto  
Collision Center will create a hazardous  
environment for <sup>them!</sup> Road hazards dangers! For them.  
More unwanted traffic! We have a  
school which will be impacted, The Road  
into our development is already full  
with pot holes. Lets not add more  
traffic to a 15 mile speed limit at  
the school.

COMMENTS

Name: TERRY GLASER

Address: 1400 FRIAR TUCK LN  
SPRING HILL, FL 34607

Comment: OUR PEACEFUL, CONSERVATIVE COMMUNITY HAS  
ABSOLUTELY NOTHING TO GAIN FROM RETZONING  
THIS LAND - NOT TO MENTION FUTURE ZONING  
CHANGES THIS WOULD (COULD) LEAD TO. ~~THE~~ THE  
NOISE (VEHICLES, DIESEL ENGINES, AIR BRAKES, FUMES,  
HYDROCARBON SPILLS, AND GENERAL CONGESTION) IN THE  
AREA ARE BUT A FEW OF THE UNNECESSARY  
ISSUES WE WILL BE SUBJECTED TO.



COMMENTS

Name: Diane Saunders  
Address: 5157 Forest Glenn Dr  
Spring Hill, FL 34607

Comment: \_\_\_\_\_

Florida homes and businesses are built on top of swamps and wetlands that were filled in for progress and expansion. So to say the 9 acres will be zoned conservation wetland, could in the future be rezoned.

Currently the plan is for this land to be used for small-scale, low-density residential. But the proposed plan before us is for Highway Commercial a huge leap from the original Future Land Use plan. I'm not seeing this design as promoting or encouraging land conservation.

I do not see a compatible relationship with the current surrounding parcels. Walmart, JCPenney's, etc. are located on Commercial Way-Highway 19. That road is all commercial/retail use. You turn the corner onto Osowaw Blvd and you have Weeki Wachee Preserve, a church, 55+ community, school, and a beautiful drive. With a body shop I believe we will have noise and air pollution, with heavy rain water pollution draining into the preserve, and increased heavy truck traffic.

This proposed rezoning and plan does not fit into the area at all. Use your heads. If you must build put in a medical building. Doctor, dentist, medical testing. Or a SMALL retail strip. Jets Pizza, hair salon, insurance office. Or, your original future land use plan: low-density housing.

COMMENTS

Name: Jo Lynn Truitt

Address: 5193 Forest Glenn Dr  
Spring Hill FL 34607

Comment:

I am definitely worried about commercial building on the property close to our community. So many of us having breathing & health issues that could be affected. Also surrounded by nature now --- why across from the Nature Preserve?

COMMENTS

Name: Jack DeFries - Sharon Burgess

Address: 5096 Buccaneer

Comment: We don't need Air grinders  
& Sanders or Bedyl Shop  
Noise Close to our Community

COMMENTS

Name: Tina Powell

Address: 5095 Forest Glenn Dr.  
Spring Hill, FL 34607

Comment:

No: Do not build! We have worked our  
wholes lives to retire in a quiet peaceful  
woods. If you build this it will destroy  
wildlife, animals, noise. Please do not  
allow this.

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COMMENTS

Name: Nancy Mansueti  
Address: 5765 East Elm St.

Comment:

Not in favor

COMMENTS

Name:

ANDREW KAYE

Address:

5169 FOREST GLENN DR

Comment:

NOT FOR IT!

COMMENTS

Name:

Jan Larson

Address:

5113 Forest Glen Dr

Comment:

Please no more  
we have a beautiful peaceful  
community we do not need  
the traffic on the N78th St

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COMMENTS

Name: Marjorie Monahan

Address: 1403 Cross Bow Lane

Comment:

No ... please NO!  
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\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_



COMMENTS

Name: Wayne Skipper

Address: 5505 Forest Glenn

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Comment: Do not want too much  
noise & etc. from Body  
shop.

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COMMENTS

Name: Randal Powell

Address: 5095 FOREST GLENN DR  
SPRING HILL FL 34607

Comment: NO

PUTTING A BODY SHOP NEXT TO  
A RETIREMENT COMMUNITY AND NEXT  
TO A GAME PRESERVE IS A TERRIBLE  
IDEA,

Bring to meeting on  
Wed Nov 29th  
@ 6:00 at church

COMMENTS

Name: Catharine Miller

Address: 5091 Forest Glen  
Springhill

Comment: Do not want Plant  
or Bussiness Behind  
my Property - Noice  
Smell - Chemicals - ECT

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COMMENTS

Name: Alessia Collins  
Address: 5127 Forest Glenn Dr  
Spring Hill TN 34607

Comment: It will be too noisy  
\_\_\_\_\_  
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\_\_\_\_\_

COMMENTS

Name: JK Medians

Address: 519 Forest Glenn

Comment: I Disagree Do not want it,  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMMENTS

Name: Bobby & Sandy TOON

Address: 5139 Forest Glenn  
Spring Hill, FL 34607

Comment:

We live on Forest Glenn dr. Our home backs  
up to the Wetlands. What would STOP the  
owner/developer to ask to Rezone ALL the  
Property. IF it was Legally written in Stone  
That the Autobody Shop was to be Confined to  
Osawaw only, it wouldn't be that bad. That  
Said my experience with bodyshops their Property  
becomes a Junk yard for discarded cars & Parts.  
I don't want That in our backyard.

Bobby & Sandy Toon

COMMENTS

Name: Jean Story  
Address: 5189 Forest Glen Dr  
Spring Hill, FL 34607

Comment: I do NOT want that  
auto place near us!  
It will be noisy and  
especially, draw rats.  
So far, this has been a  
quiet, respectable place to  
live (since 1993). I do NOT  
want it to change!

Jean Story

COMMENTS

Name: BERTHA RUCKEY

Address: 5072 BUCCANEER BLVD  
SPRING HILL, FL

Comment:

I am opposed to the proposed plan  
to build a collision repair business on  
this piece of property. I worked in an  
automobile dealership for many years and  
it was noisy and smelly! There have  
many elderly people here with COVD,  
and my husband has chronic migraines  
They do not need the air quality to  
change. Also when vehicles are brought  
in and parked there due to an accident,  
they are usually leaking caustic fluids.  
(Antifreeze, oil, gasoline, brake fluid)  
These fluids will leach into the ground.  
I hat would not be good either  
Last, but certainly not least,...  
the people who go to Weekee Wachee Preserve  
go there for peace & quiet. The animals  
wont be happy either.



COMMENTS

Name: Card Story

Address: 5189 Forest Glenn Dr  
Spring Hill, FL 34607

Comment: We are an over 55 park.  
We don't need the noise,  
rats, rusted junk cars,  
or the people who  
will live in them.

Card Story

COMMENTS

Name: Carolyn Turner

Address: 5213 Forest Glen Dr  
Spring Hill Fl 34607

Comment: This type of industry belongs on a  
large Hwy. near an industrial park  
Not near a forest preserve or a  
55+ Community when the hazardous  
noise, waste & fumes could be bad for  
our residents health. Plus what  
it will do to our property values  
If you have not driven through  
our community you should  
think if you lived here would  
you want your 30,000 sq ft  
body out your back door

COMMENTS

Name: ROBERT J RUCKEY

Address: 5072 BOCCANEER BLV  
SPRING HILL FL 34607

Comment: I AM AGAINST THE PROPERTY BEING USED  
FOR A COLLISION REPAIR PLACE BECAUSE OF  
THE NOISE AND THE PAINT AND SOLVENT  
FUME EMITTED. I HAVE MIGRAINE  
HEADACHES AND THE FUMES WILL MAKE  
THEM MULTIPLY. ALSO THE RUN OFF OF  
RAIN WATER AT THAT LOCATION WOULD  
CONTAMINATE OUR GROUND WATER.

COMMENTS

Name: Debra Handley  
Address: 5063 Buccanar Blvd  
Spring Hill, FL 34607

Comment: I am against the proposed  
building. I have COPD and  
the slightest bit of pollution  
sets off a bad breathing day.  
In addition, the homes  
will all depreciate if this  
type of business is  
built near our little  
community that is currently  
a gem of a place to live.  
I vote NO!

COMMENTS

Name: MR. & MRS V. SUSINID

Address: 1408 ERIAN TUCK LA.  
Spring Hill FLA. 34607

Comment: Our Area is a very nice AREA.  
Now that the water treatment is  
gone. Now we are being Faced with  
with this! We would like to keep  
This place as nice as possible. Lets  
Keep our property

COMMENTS

Name: Patricia Dabington  
Address: 5158 Forest Glenn DR  
Spring Hill FL 34607

Comment: There is absolutely no need  
other than greed to destroy  
this portion of the Preserve  
- there are several Toxic  
Carcinogenic Chemicals released  
from a Auto Body Shop.  
Why would you put this  
business next to a  
Church, School & Senior  
Community!!

COMMENTS

Name: Donna M. Peters

Address: 5172 Forest Glen DR. Lot 25  
Spring Hill FL 34601

Comment: I AM AFRAID OF THE CHEMICALS  
AND SMELLS THAT CAN BE  
EMITTED FROM THE PAINT, CLEANING  
PRODUCTS, ETC. I HAVE COPD, AND  
ASTHMA - THE DRAINAGE RUN OFF  
FROM ANY WATER THEY USE TO  
CLEAN -

COMMENTS

Name: KANDY CROCCO

Address: 1400 CROSS BOW LANE  
HERNANDO BEACH, FL. 34607

Comment: NOISE POLLUTION WILL NOT BE GOOD  
WE HAVE A NICE CLEAN COMMUNITY  
RIGHT NOW DON'T WANT IT CHANGED  
KEEP IT AS IT IS

Kandy Crocco



COMMENTS

Name: MARILYN KUHLOW

Address: 5210 FOREST GLENWAY DR  
SH 34607

Comment:

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## Robin Reinhart

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**From:** Justyna Gale <justyna@fwdplanning.com>  
**Sent:** Thursday, November 30, 2023 1:00 PM  
**To:** Robin Reinhart  
**Subject:** FW: Comments for Hernando County Planning Department

**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.



**Justyna Gale, Vice President of Planning**  
19046 Bruce B. Downs Boulevard, #308  
Tampa, Florida 33647  
O: (813) 535-6662 | C: (352) 514-6158  
[justyna@fwdplanning.com](mailto:justyna@fwdplanning.com)  
[www.fwdplanning.com](http://www.fwdplanning.com)

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**From:** Karen Garvin <kgarvin@whcs.net>  
**Sent:** Wednesday, November 29, 2023 1:37 PM  
**To:** Justyna Gale <justyna@fwdplanning.com>; Brandon Cox <Brandoncox871@gmail.com>  
**Subject:** Comments for Hernando County Planning Department

Hello,

I am the Principal at West Hernando Christian School located at 2250 Osowaw Blvd., Spring Hill, FL 34606. 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 Collision Center may be located. We are on the right side of the road at the entrance to the Forest Glen Housing Development.

The main concern for our school is the traffic flow and how this might affect our school. The proposed Collision Center will increase traffic to Osowaw Blvd. The suggestion from our President of the 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 when it comes to our school campus for the students and families who attend our school. Added traffic will obviously pose a safety concern. 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

