



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

Parcel Key:	01695419
Parcel #:	R29 223 17 2608 0000 0031
Gross Acreage:	13.6 acres
Estimated Wetlands:	±9.0 acres
Net Developable Area:	±4.6 acres
Future Land Use Category:	Residential
Proposed Future Land Use Category:	Commercial and Conservation
Existing Zoning:	Agricultural (AG)
Proposed Zoning	PDP (HC) with specific C-4 use and CV
Special Overlay District:	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.

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:

- 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.
- The site is located on and has direct access to Osowaw Boulevard which is a collector roadway.
- 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.
- 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.
- 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.

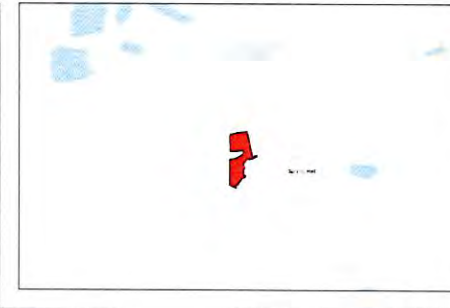
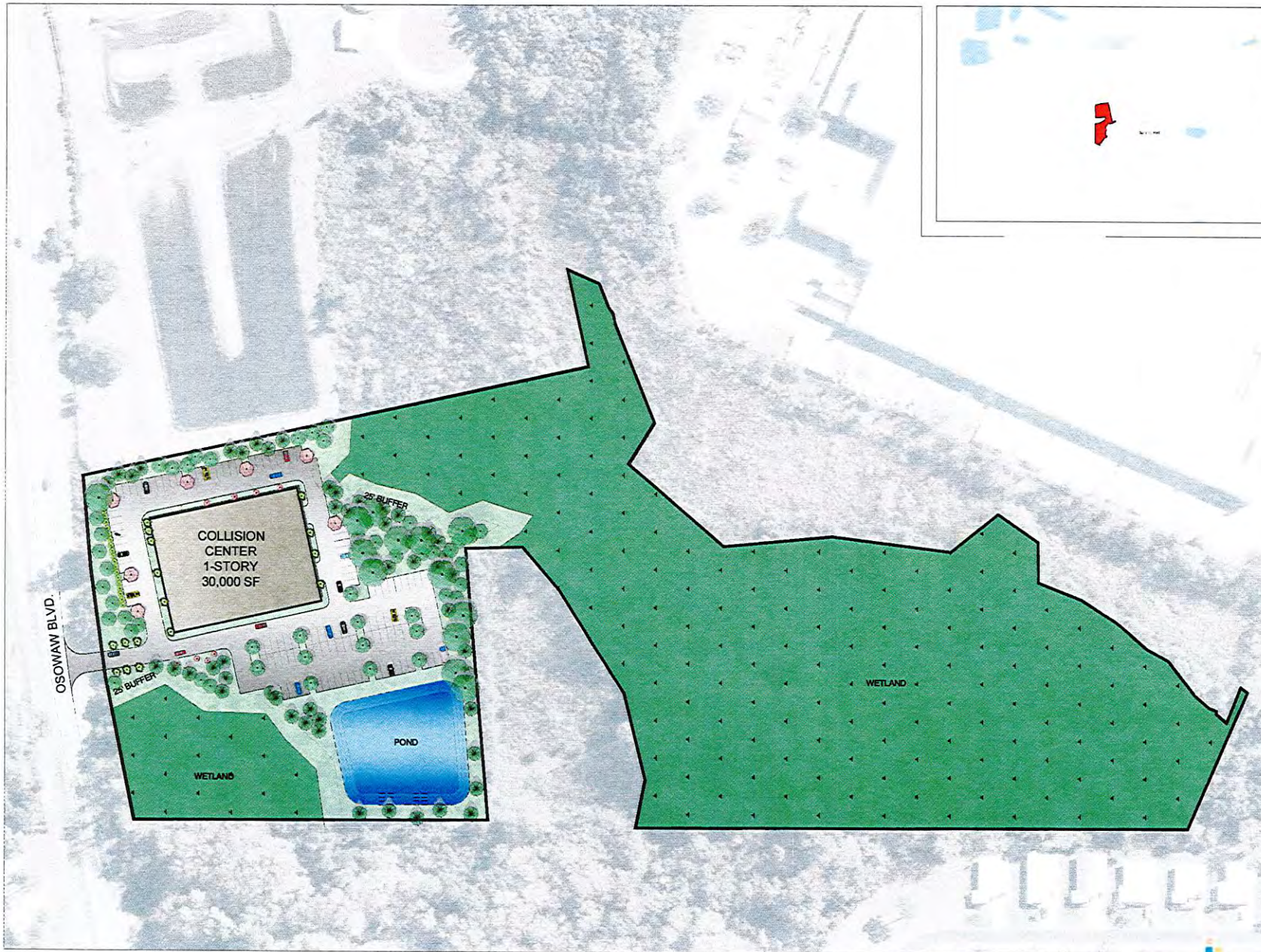
Table 4: Development Standards

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
PEARL SPRING 3, DODDERS ROADWAY / POB
TALLAHASSEE, FLORIDA 32347 / 904.525.1088

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

0 60' 120' 180'
SCALE:

DATE: 05/30/23

COMMENTS

Name: _____

Address: _____

Comment: _____



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.

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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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



Lepton

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 14 2023

NOV 14 2023



U.S. POSTAGE PAID
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NOV 14, 23
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R2305E125050-02

U.S. POSTAGE PAID
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NOV 14, 23
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R2305E125050-02

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

LGstein

NOV 14 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	BROOKET RONALD S, BROOKET 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

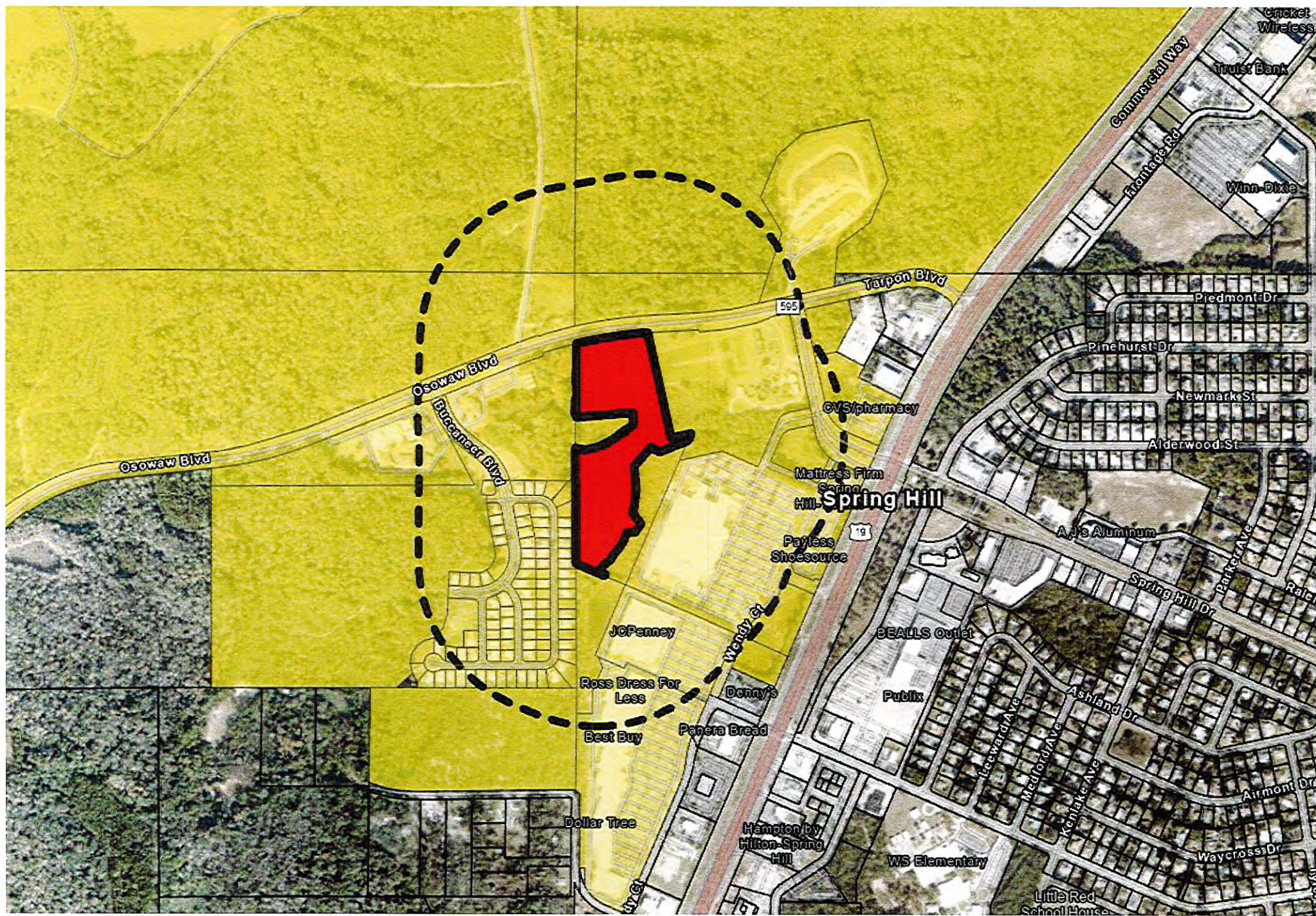
1845 W 570 N	HOWE IN 46746-9427	HOWE	IN
5217 FOREST GLENN DR	SPRING HILL FL 34607-3925	SPRING HILL	FL
5213 FOREST GLENN DR	SPRING HILL FL 34607-3925	SPRING HILL	FL
5209 FOREST GLENN DR	SPRING HILL FL 34607-3925	SPRING HILL	FL
5205 FOREST GLENN DR	SPRING HILL FL 34607-3925	SPRING HILL	FL
22704 VIOLET 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
34607-3954	UNITED STATES
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
34607-3927	UNITED STATES
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 deposeth 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

County of Hernando

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

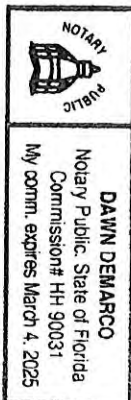
Justyna Gale

(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
acknowledge that he/she/they executed it.

Official Date Stamp:

NOTARY SEAL:



WITNESS my hand and official seal.

Dawn Demarco
NOTARY PUBLIC, STATE OF FLORIDA

(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 State Comprehensive
Map to Change the
Use Map of 13.6 Acres
Central to Commercial
PLANNING AND ZONING COMMISSION
Date: _____ Time: _____
BOARD OF COUNTY COMMISSIONERS
Date: Dec 19, 2023 Time: 9:00 Am

HERNANDO COUNTY, FL
NOTICE OF PUBLIC HEARING
File Number: H-23-36
Request: Request to Change from Agriculture to
Highway Commercial with a Specific
C-4 Heavy Highway Commercial use and
Conservation
PLANNING AND ZONING COMMISSION
Date: _____ Time: _____
BOARD OF COUNTY COMMISSIONERS
Date: Dec 19, 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 Pansar Ventures, LLC
Location of Workshop: Spring Hill SDA Church
2400 Dunes Blvd Spring Hill
For more information contact the Hernando County Planning Dept. at 352-754-4057

HERNANDO COUNTY, FL
PUBLIC INQUIRY WORKSHOP
Request: CPM 2310
Date of Workshop: 11/23/23
Time of Workshop: 10:00 AM - 12:00 PM
Location of Workshop: 11111
For more information contact the Hernando County Planning Dept. at 352-754-4027

HERNANDO COUNTY, FL
PUBLIC INQUIRY WORKSHOP
Request: CPM 2310
Date of Workshop: 11/23/23
Time of Workshop: 10:00 AM - 12:00 PM
Location of Workshop: 11111
For more information contact the Hernando County Planning Dept. 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: CPM 2310
Location of Workshop: 11111
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 Scale Commercial
Planning and Zoning Commission
Date: Nov 29, 2023 Time: 9:00am
Board of County Commissioners
Location: 1000 W. Highway 19

HERNANDO COUNTY, FL
NOTICE OF PUBLIC HEARING
File Number: Hd3-36
Request: Personal from Agriculture
Planning and Zoning Commission
Date: Nov 29, 2023 Time: 9:00am
Board of County Commissioners
Location: 1000 W. Highway 19

**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 Mayor Ventures LLC and Rezoning
Location of Workshop: Spring Hill City Church
2000 W. Highway 19, Spring Hill, FL 34606

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

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
Kenneth Curxin	Adams & Reese 100 N. T ^h Ave. F	813-227-5521	Ken_Curxin@earthlink.net
Kenneth Catando	5202 Forest Glenn Dr Spring Hill 34607	661-992-7735	Catando399@aol.com
Mary Catando	" " "	" " "	" " "
Steve Daniel	13438 Monterey St	352-556-6610	—
Barbara Price	5131 Forest Glenn Dr SH 34607	443-360-8935	Barbara.price@earthlink.net
BEV KERR	5128 ✓ ✓	352-410-6330	bkerr88@hotmail.com
JACK DeFries	5096 Buccasneer 269	436-1421	
Sharon Burgess	5096 Buccasneer Blvd.	352-596-5933	
Carol Teemeyer	1408 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 Ck Dr	813-841-2201	vshelter99@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 Glen Dr.		
Sherilyn & Bob Reed	5136 Forest Glenn Dr	401-487-3877	5136Reeds@gmail.com
Scott Fitzgerald	4258 CANLOS CT		
Anne Jim Weidenbarker	1416 Friar Tuck Ln	585-734-1473	AnneW2354@gmail.com
DAVID SNUTTS	3369 GOLFVIEW DRIVE HERMANO BEACH	570-335-1539	DSNUTTS@gmail.com
KEA BYRNE	1404 CROSSBOW LN SPURS HILL	214-861-8303	byrne6357@hotmail.com
Lois Cooper	5076 Burwage Blvd	716-481-7973	
Richard Gregg	4042 Sheephead Dr, HB	914-475-1706	richgregg@aol.com
Diane Greenwell	3267 Flamingo Blvd. HB	304-633-7110	dianemgreenwell@gmail.com
JEFF PULLEN	4020 GULFVIEW DR	720 827 7880	JEFF.PULLEN@Gmail.com

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
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	ARIPAKA FL	352-279-2122	
Randy Powell	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	
JoAnn Serkey	4370 Flexer Dr. H.B.	860-484-9371	
Chris Morrissey	4020 GULFVIEW DR HB	720-530-9547	
DEBRA NOWLIN	3289 SPANISH BAYONET DR HB	907-632-1996	

Public Information Workshop Sign-In Sheet

Osowaw 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			lfb2f2@gmail.com
ART HUBBARD	4154 Lily Dr Herranburach	352-524-2853	
Sandra Baumgardner	5206 Forest Glenn Dr Spring Hill	717-752-0884	316mrb@comcast.net
James Hunter	4444 Adams Dr. 34607	352-554-838	
Wesley S. S. S. S. S.	1408 Forest Tuck Ln. 34607	631-660-1088	virgine1408@gmail.com
Layla Coga	5076 Bessamer Blvd	716-481-2357	
Carolyn Turner	5213 Forest Glenn Dr Sp	317-696-6440	
Jack Gundersen	3203 Lugustum HB 34607	9894300181	gurlcat@icloud.com
Dennis H. H. H.	" " "	" "	" "
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 Fahsbecker	5084 Buccawear	(770)653 9418	

Public Information Workshop Sign-In Sheet

Osowaw 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	terryglasen@hotmail.com
Joann Daudhize	5087 Buccanen Blvd	352-597-2230	Jdudhize@aol.com
Steph Koluch	5153 Anchor Pt. Walki Miley	7274241354	Stephanewm2@aol.com
Mark K Koluch	"	"	"
STEVE SAWYERS	5157 FLAT GLEN DR	586-5240373	Steve.
BOB TISHAK	5123 FOREST GLEN DR	352-6833906	N.A.
Chris Kapp	3355 Gulf Winds Cir	832-392-5315	
MELANIE KAPP	3355 Gulf Winds Cir	2699495670	macakappa@att.net
Anne Welsh	1411 CROSSBOW LN	410967-9799	
CARL WELSH	1411 CROSSBOW LN	443-244-2501	
Cheryl Concklin	5095 Buccanen Blvd. SP 11	352-678-2111	brnecarl@cox.net
John Tidswell	Forest Glen Dr.	440-361-0480	NA
Kim Dickey	Forest Glen Dr.	330-361-0480	NA

[illegible]

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
Jo Lynn Truitt	5193 Forest Glenn	269-625-3464	truittj99@gmail.com
Debra Handley	5063 Buccaneer Blvd	716-553-3727	paulmacdebb@gmail.com
Roy Johnson	5370 Florentine Ct	843-344-4760	
Mary Ann Johnson	"	"	MFRFC 22000 exprt@100.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	5123 Forest Glenn Dr.	352-585-6715	beachrats4ever@yahoo.com
Judi Cate	" " " "	↓ ↓	↓ ↓ ↓
Tammy Heineman	" " " "		

[illegible]

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 Buccaneer 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
& moved 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.

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

Name: Robert & Sherilyn Reed

Address: 5136 Forest Glenn Dr
Spring Hill 34607

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 toxics.

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.
NO T 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.

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: 5115 Forest Glenn Dr
Spring Hill, FL 34607

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

COMMENTS

Name: TIM & ANNE WEIDENBORNER

Address: 1416 FRIAR TUCK LANE
SPRING HILL FL. 34607

Comment: WE FEEL THERE IS NO NEED FOR A BODY 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 SURELY
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 Contaminates
Crossing over to our park.
We have health conditions that
would be exacerbated by pollutants.

COMMENTS

Name: RONALD TISHUK

Address: 5123 FOREST GLEN 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 PERSEAVE,
AND A SENIOR DEVELOPMENT ALL IN
THE SAME AREA.
THIS WILL AD MUCH MORE TRAFIC,
NOISE, AND A UNFRIENDLY ENVIRONMENT.
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 FL

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

Ronald Weyer

COMMENTS

Name: MARY Catando

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 ^{them!} 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 PRIOR 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. THAT 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 definately 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 Body 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.

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:

Address:

Jan Enman
5113 Forest Glen Dr

Comment:

Please no more
We have a beautiful peaceful
community We do not need
the traffic on the road

COMMENTS

Name:

Marjorie Monahan

Address:

1403 Cross Bow Lane

Comment:

No ... please NO!

COMMENTS

Name: Wayne Skipper

Address: 5505 Forest Glenn

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

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

COMMENTS

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

Comment: It will be too noisy

COMMENTS

Name: JK Mediana

Address: 5119 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 Junkyard 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 apposed 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! The have
many elderly people here with COVD,
and my husband has chronic migraines
the 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.
That 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 where 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
today 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. SUSINNO

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 85
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 GLEN DR
SH 34607

Comment:

Robin Reinhart

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
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Tampa, Florida 33647
O: (813) 535-6662 | C: (352) 514-6158
justyna@fwdplanning.com
www.fwdplanning.com

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

