

Workshop Date: 12/7/21

SIGN POSTING AFFIDAVIT FOR  
PUBLIC INQUIRY WORKSHOP

Instructions

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

AFFIDAVIT

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

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

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

[Signature]  
(Signature)

State of Florida                      On this the 2 day of Dec, 20 21 before me, the  
County of Hernando                undersigned Notary Public of the State of Florida, personally appeared  
Darryl W. Johnston  
(Name(s) of the Individual(s) who appeared before notary)

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

Official Date Stamp:

NOTARY SEAL:

WITNESS my hand and official seal.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA



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

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

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

Received  
DEC 29 2021  
Planning Department  
Hernando County, Florida

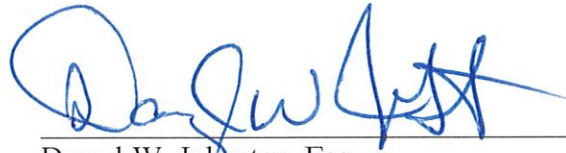
AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF HERNANDO

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

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

FURTHER AFFIANT SAYETH NAUGHT.

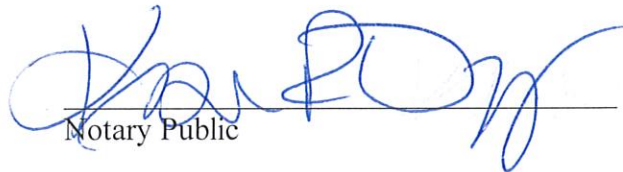


Darryl W. Johnston, Esq.  
Johnston Law Group, P.A.

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



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



Notary Public

\_\_\_\_\_  
Name typed, printed or stamped

My Commission Expires: \_\_\_\_\_

Received

DEC 29 2021

Planning Department  
Hernando County Florida

Mailed 11/22/21  
Jf

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

ABDO

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

DEPT 8088

DISTRIBUTORS LC

Received

DEC 29 2021

Planning Department  
Hernando County, Florida

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

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



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

KEENE BRIDGET LEE

KING RONDAL

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

LABELLE ARTHUR R, LABELLE JEAN K

LAWLER DENNIS M, LAWLER CHARLOTTE J

LEHR KALYN

LEONARD JANICE M TTEE

LESEUR HARRY B

LOWELL JOHN SCOTT LLC

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

MARSH LEANN M

MARTINS NEIL, MARTINS CARLOS

MASON CHARLES A, MASON CAROLE A

MATARESE MARY TTEE

MCGEEHAN MARGARET M TTEE

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

MONIZ KAREN, MONIZ HAROLD

MOORE ROBERT E, SANTANA GRISELDA

MUNOZ LOUIS D, MUNOZ HELEN

MURILLO DAMARIS LIFE ESTATE

NICHOLS BOYD A, NICHOLS LINDA L

OLEJNICZAK GEORGE J

OLEJNIK ELIZABETH

OSBRON ERNA B

PACKAGE A LC

PAREDES.MARTINEZ JAIME A LIFE ESTATE,

PELLEGRINI CVS#2 LLC

PEREZ ANTONIO

PICKETT JOSEPH M, PICKETT KATHLEEN M

PIOTROWSKI MARK D

POLAK STEPHEN J, POLAK MARIA

C/O CARL FEDDERLER

C/O CARL FEDDERLER

SPRING HILL LLC

ROSALIE

PRICE CATHERINE LIFE ESTATE

201 13TH AVE

201 13TH AVE

6036 PIEDMONT DR

5479 PINEHURST DR

6137 STATE ROAD 54

6137 STATE ROAD 54

6067 PIEDMONT DR

6019 NEWMARK ST

5513 NEWMARK ST

6053 PINEHURST DR

5526 NEWMARK ST

24371 HIDDEN WOODS RD

9416 CAMDEN FIELD PKWY

9416 CAMDEN FIELD PKWY

5525 PIEDMONT DR

6004 PIEDMONT DR

6001 PIEDMONT DR

6061 PINEHURST DR

497 SAVOY CT

1550 PINEHURST DR

6012 ALDERWOOD ST

5472 ALDERWOOD ST

5537 PINEHURST DR

5517 PIEDMONT DR

1071 CANDLELIGHT BLVD APT E80

6044 PINEHURST DR

6060 PIEDMONT DR

6020 PIEDMONT DR

5526 PINEHURST DR

1201 OAKFIELD DR

5441 ALDERWOOD ST

3802 16TH ST

6028 PINEHURST DR

6045 PINEHURST DR

5489 ALDERWOOD ST

6045 NEWMARK ST

BELMAR NJ 07719-2427

BELMAR NJ 07719-2427

SPRING HILL FL 34606-3818

SPRING HILL FL 34606-3831

NEW PORT RICHEY FL 34653-6004

NEW PORT RICHEY FL 34653-6004

SPRING HILL FL 34606-3819

SPRING HILL FL 34606-3943

SPRING HILL FL 34606-3939

SPRING HILL FL 34606-3838

SPRING HILL FL 34606-3938

BROOKSVILLE FL 34601-0815

RIVERVIEW FL 33578-0519

RIVERVIEW FL 33578-0519

SPRING HILL FL 34606-3817

SPRING HILL FL 34606-3818

SPRING HILL FL 34606-3819

SPRING HILL FL 34606-3838

SPRING HILL FL 34606-5649

SPRING HILL FL 34606-4555

SPRING HILL FL 34606-3910

SPRING HILL FL 34606-3906

SPRING HILL FL 34606-3836

SPRING HILL FL 34606-3817

BROOKSVILLE FL 34601-3168

SPRING HILL FL 34606-3837

SPRING HILL FL 34606-3818

SPRING HILL FL 34606-3818

SPRING HILL FL 34606-3834

BRANDON FL 33511-4928

SPRING HILL FL 34606-3907

MOLINE IL 61265-7209

SPRING HILL FL 34606-3837

SPRING HILL FL 34606-3838

SPRING HILL FL 34606-3907

SPRING HILL FL 34606-3943

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

DANIESE  
MCMULLIN  
MCMULLIN

LUIS A

HOMEOWNERS ASSOCIATION  
(USA) LLC

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

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

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

C/O THE HOGAN LAW FIRM  
  
CUEVAS  
  
C/O REGIONS BANK  
MARY ELLEN  
C/O FORGE CAPITAL PTR ATTN: R MOREYRA  
C/O FORGE CAPITAL PTR ATTN: R MOREYRA

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

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

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



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

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

COOPERATIVE INC

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

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

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

STATE OF FLORIDA  
COUNTY OF HERNANDO

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

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

FURTHER AFFIANT SAYETH NAUGHT.

By   
Darryl W. Johnston

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



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

  
Notary Public

\_\_\_\_\_  
Name typed, printed or stamped

My Commission Expires: \_\_\_\_\_

Received

DEC 29 2021

Planning Department  
Hernando County, Florida



# Sign In Sheet

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

December 7, 2021  
5:00 p.m.

Received  
DEC 28 2021  
Planning Department  
Hernando County, Florida

1. Carole A. Mason  
Signature

CAROLE A. MASON  
Printed Name

2. Charles A. Mason  
Signature

Charles A. Mason  
Printed Name

3. Carol Aquilante  
Signature

CAROL AQUILANTE  
Printed Name

4. Roy King  
Signature

ROY KING  
Printed Name

5. Liz Rauer-Kramer  
Signature

Liz Rauer-Kramer  
Printed Name

6. John Feltwater  
Signature

John Feltwater  
Printed Name

7. Jan L Ball  
Signature

JAN L BALL  
Printed Name

8. Carl S. Sinclair  
Signature

CARLIS SINCLAIR  
Printed Name

9. William Ball  
Signature

WILLIAM BALL  
Printed Name

10. Shack Limask  
Signature

Shack Limask  
Printed Name

11. HB Le Seur  
Signature

HARRY Le Seur  
Printed Name

12. Harry Moniz  
Signature

Harry Moniz  
Printed Name

13. [Signature]  
Signature

DAN Rusconi  
Printed Name

14. [Signature]  
Signature

JOHN Williams  
Printed Name

15. \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

16. \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

17. \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

18. \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

19. \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

20. \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

21. \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

22. \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

EXECUTIVE SUMMARY OF PUBLIC INQUIRY WORKSHOP  
REZONING OF PARCEL KEY 00411931

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

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

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Notes of Neighborhood Meeting  
December 7, 2021

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

Questions and Comments from Audience:

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

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