Hernando Sun
Your Weekly Local Newspaper.

THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION
STATE OF FLORIDA
COUNTY OF HERNANDO :

Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a
PD-23-45 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA

in the matter of
The Planning and Zoning Commission of Hernando County, Florida

was published in said newspaper by print in the issue(s) of:
December 1, 2023

and/or by publication on the newspaper's publicly available website, if authorized, on December 1, 2023

Notice Continues on Pages 2 - 3

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

(Signature of Affiant)

Sworn to and subscribed before me
this 4th day of December, 2023.

(Signature of Notary Public)

LISA M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ✓ or

produced identification_____

Type of identification produced_____

PD-23-45
NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida on December 11, 2023. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the agenda is published.**

BOARD OF COUNTY COMMISSIONERS

The Board of County Commissioners of Hernando County, Florida, will hold a Public Hearing in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida, on January 09, 2024. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT:	Robert C. Johnson
FILE NUMBER:	H-23-51
REQUEST:	Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	North side of Octavia Lane, approximately 525' north of Solway Drive
PARCEL KEY NUMBER:	31227
APPLICANT:	Samuel Rivera and Ady Garcia Rabeiro
FILE NUMBER:	H-23-38
REQUEST:	Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	West side of Norman Street, approximately 650', Northwest of Smallman Street
PARCEL KEY NUMBER:	856513, 856504
APPLICANT:	Gary Ellebracht
FILE NUMBER:	H-23-50
REQUEST:	Rezoning from R-1C (Residential) to AG (Agricultural)
GENERAL LOCATION:	Northern terminus of Bareva Road, approximately 175' from its intersection with Ruffed Grouse Road
PARCEL KEY NUMBER:	329291
APPLICANT:	Rebecca and Rick Murphy on behalf of MFM Construction Corp.
FILE NUMBER:	H-23-61
REQUEST:	Rezoning from PDP(OP)/ Planned Development Project (Office Professional) and AG (Agricultural) to PDP(GC)/ Planned Development Project (General Commercial) with Deviations
GENERAL LOCATION:	West side of U.S. 41 (Broad Street) approximately 2,000 feet from its intersection with Southern Hills Boulevard
PARCEL KEY NUMBER:	201481
APPLICANT:	Central FL Rentals, LLC
FILE NUMBER:	H-23-63
REQUEST:	Rezone from AR-2 (Agricultural/Residential-2) to R-1A (Residential)
GENERAL LOCATION:	East and West sides of Strawberry Drive, extending approximately 350' from its intersection with Cortez Boulevard
PARCEL KEY NUMBER:	370878, 370887, 371500, 371617, 1374159, 1812523, 1812532, 1812341, 1812550, 1812569
APPLICANT:	ARO Engineering and Brandon Anderson on Behalf of Kelp Agency, LLC
FILE NUMBER:	H-23-43
REQUEST:	Rezoning from PDP(SF)/ Planned Development Project (Single Family) to PDP(OP)/ Planned Development Project (Office Professional) with a Specific C-1 use of Veterinary Clinic
GENERAL LOCATION:	North side of Powell Road approximately 1,145' east of its intersection with Spring Park Way
PARCEL KEY NUMBER:	1280615
APPLICANT:	Jacob Cummings on be half of Gabriella Norman, Yuniesky Guinart, Natalia Guinart, Robert J. Mestler, Rhonda Mestler, Ryan Mettler, Sandra Clark, and Exempt Property
FILE NUMBER:	H-23-65
REQUEST:	Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	Multiple parcels, North and South side of Seneca Road between its eastern terminus and Pomp Parkway
PARCEL KEY NUMBER:	73556, 73565, 73752, 73636, 73672, 73725
APPLICANT:	Michael Oliveira on behalf of M. Oliveira Holdings LLC
FILE NUMBER:	H-23-60
REQUEST:	Rezoning from C-2 (Highway Commercial) to PDP(HC)/ Planned Development Project (Highway Commercial) with a specific C-4 use with deviations.
GENERAL LOCATION:	Northeastern corner of the intersection of Broad Street and Stefanik Street
PARCEL KEY NUMBER:	197753
APPLICANT:	50 SW 15 Street
FILE NUMBER:	H-23-48
REQUEST:	Rezoning from C-2 (Commercial) and R-1B (Residential) to PDP(CM)/ (Commercial Marine) with specific CM-1 uses
GENERAL LOCATION:	South side of Cortez Boulevard, approximately 880 feet southeast of Mary's Fish Camp Road
PARCEL KEY NUMBER:	89692
APPLICANT:	Silverstone Inc.
FILE NUMBER:	H-23-58
REQUEST:	Rezoning from C-3 (Neighborhood Commercial) to PDP(CM)/ Planned Development Project (Commercial Marine) and PDP(NC)/Planned Development Project (Neighborhood Commercial) with a Specific C-1 (General Commercial) Use with Deviations
GENERAL LOCATION:	South side of Cortez Boulevard, approximately 480' west of Avenue of the Palms
PARCEL KEY NUMBER:	89727, 89736
APPLICANT:	Oak Development Group
FILE NUMBER:	H-23-54
	Rezoning from AR (Agricultural/Residential) and AG (Agricultural) to PDP(SF)/ Planned Development Project (Single Family) with deviations.
GENERAL LOCATION	Between the east side of Eakin Street, approximately 230' from its intersection with Atlanta Avenue, and the west side of Lomita Wren Road, approximately 300' from its intersection with Mirage Avenue
PARCEL KEY	343015, 103907

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Interested parties may appear at the meeting and be heard on these matters. You are further advised that if a person decides to appeal any quasi-judicial decision made by the Board, Agency or Commission with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceeding, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Documentation may be reviewed by the public at the Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601, between the hours of 7:30 AM - 4:00 PM, Monday through Friday, legal holidays excepted or may be viewed one week prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agendas and Minutes link to the specified public hearing. If you should have any additional questions regarding this issue, please contact the Planning Department at planning@hernandocounty.us, 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Jessica Wright, County Administration Building, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Omar DePablo
Planning and Zoning Manager
Hernando County Planning Division

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