



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-24-07 NOTICE OF PUBLIC HEARING

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:  
March 1, 2024

and/or by publication on the newspaper's publicly available website, if authorized, on March 1, 2024

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 1st day of March, 2024.

(Signature of Notary Public)



LISA M. MACNEIL  
Commission #141 254976  
Expires April 19, 2026

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

Personally known  or

produced identification \_\_\_\_\_

Type of identification produced \_\_\_\_\_

PD-24-07

**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 March 11, 2024. **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 April 9, 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: Marco Escobar  
FILE NUMBER: H-23-66  
REQUEST: Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2)  
GENERAL LOCATION: South side of Michigan Avenue, approximately 450' west of Gladstone Street  
PARCEL KEY NUMBER: 82671

APPLICANT: Steven Nguyen Quach  
FILE NUMBER: H-23-68  
REQUEST: Rezoning from PDP(OP)/ Planned Development Project (Office Professional) to R-1C (Residential)  
GENERAL LOCATION: North side of Spring Hill Drive, approximately 300' south of St. Ives Blvd  
PARCEL KEY NUMBER: 643218

APPLICANT: Julie Bishop  
FILE NUMBER: H-23-71  
REQUEST: Rezoning from AG (Agricultural) to PDP(Rec)/ Planned Development Project (Recreational) with Deviations specifically for minimum lot size  
GENERAL LOCATION: West side of Ponce De Leon Boulevard, approximately 2,258' south of its intersection with Cobb Road  
PARCEL KEY NUMBER: 1321064

Notice Continues on Pages 2 - 3

APPLICANT: Mid Florida Community Services, Inc.  
FILE NUMBER: H-23-72  
REQUEST: Master Plan revision for a parcel zoned PD-P(OP) Planned Development Project (Office Professional) with Deviations  
GENERAL LOCATION: Northeastern corner of the intersection of Jacqueline Road and Jayson Drive  
PARCEL KEY NUMBER: 1590497

APPLICANT: Magnolia Warbler Road  
FILE NUMBER: H-23-73  
REQUEST: Rezoning from R-1C (Residential) to AR-1 (Agricultural/Residential-1)   
GENERAL LOCATION: East side of Magnolia Warbler Road approximately 330 feet from its intersection with Sandpiper Avenue  
PARCEL KEY NUMBER: 704811, 791290, 791049, 791281, 624284, 791325

APPLICANT: Thomas Eddie Drummond  
FILE NUMBER: H-23-74  
REQUEST: Rezoning from R-1C (Residential) to AR-1 (Agricultural/Residential-1)  
GENERAL LOCATION: East side of Magnolia Warbler Road approximately 330 feet from its intersection with Sandpiper Avenue  
PARCEL KEY NUMBER: 29686

APPLICANT: Luck Lane Holdings, L.L.C.  
FILE NUMBER: H-23-76  
REQUEST: Master Plan Revision on a property zoned PD-P(SF) Planned Development Project (Single Family) with deviations to eliminate the buffer opacity requirement.  
GENERAL LOCATION: Lucky Lane, approximately 658' east of its intersection with Barclay Avenue, extending to Grove Road approximately 665' south of its intersection with Gar Street.  
PARCEL KEY NUMBER: 130708, 130717, 1342434, 347146, 1100793

APPLICANT: Stripe a Lot of America II Corp.  
FILE NUMBER: H-23-79  
REQUEST: Rezoning from AG (Agriculture) to PDF(HHC)/Planned Development Project (Heavy Highway Commercial)  
GENERAL LOCATION: Southwest corner of the intersection of Sunshing Grove Road and Star Road.  
PARCEL KEY NUMBER: 107208

APPLICANT: Doherty Holdings Twenty- Seventh, LLC  
FILE NUMBER: H-23-44  
REQUEST: Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) and PDP(MF)/Planned Development Project (Multi-Family) to PDP(MF)/Planned Development Project (Multi-Family) with Deviations  
GENERAL LOCATION: Southeast side of Commercial Way, approximately 560' from its intersection with Northcliffe Boulevard, extending to Northcliffe Boulevard, approximately 250' from its intersection with Commercial Way.  
PARCEL KEY NUMBER: 703983

APPLICANT: Clear Point, LLC  
FILE NUMBER: H-23-64  
REQUEST: Establish a Master Plan on Property Zoned PDP(NC)/Planned Development Project (Neighborhood Commercial) with a Rezoning to include a specific C-1 use for a Convenience Goods Store  
GENERAL LOCATION: Northern side of the intersection of Shoal Line Boulevard and Osowaw Boulevard  
PARCEL KEY NUMBER: 1353190

APPLICANT: BBX Partners, Inc.  
FILE NUMBER: H-23-82  
REQUEST: Rezoning from CPDP (Combined Planning Development Project) to IPDP(MF)/Planned Development Project (Multi-Family) with Deviations  
GENERAL LOCATION: North side of Powell Road approximately 711' from its intersection with Broad Street (U.S. 41)  
PARCEL KEY NUMBER: 1572550

APPLICANT: Brooksville Commons  
FILE NUMBER: H-23-83  
REQUEST: Rezoning from PDP(GC) with C-2 uses to PDP(MF)/ Planned Development Project (Multi-Family) with deviations  
GENERAL LOCATION: Southwest corner of the intersection fo Ponce De Leon Boulevard and Yontz Road  
PARCEL KEY NUMBER: 656579, 1198643, 1058817, 352013

APPLICANT: Southern Citrus Groves LLC  
FILE NUMBER: H-23-52  
REQUEST: Rezoning from AG (Agricultural) to CPDP (Combined Planning Development Project) to include Single Family and Multifamily for Townhomes with Deviations  
GENERAL LOCATION: Kettering Road across from its intersection with Dashback Street  
PARCEL KEY NUMBER: 541523, 548018, 396761

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](http://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](mailto: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 Administrator  
Hernando County Planning Division

Published: March 1, 2024