



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  
NOTICE OF PUBLIC HEARING - November 4, 2024

in the matter of  
The Planning and Zoning Commission and The Board of County Commissioners of Hernando County, FL

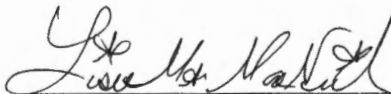
was published in said newspaper by print in the issue(s) of:  
October 25, 2024

and/or by publication on the newspaper's publicly available website, if authorized, on October 25, 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 28th day of October, 2024.

  
\_\_\_\_\_

(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 \_\_\_\_\_

**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 November 4, 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 December 17, 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: Society Hill Capital Partner LLC  
FILE NUMBER: H-24-20  
REQUEST: Rezoning from AG(Agricultural) to CPDP(Combines Planned Development) to include PDP(REC)/(Recreation) and PDP(RR)/(Resort Residential) with Deviations  
GENERAL LOCATION: North side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41  
PARCEL KEY NUMBER: 337399, 338423, 1355893

APPLICANT: Karly Quedens and Barrett Rivera  
FILE NUMBER: H-24-45  
REQUEST: Rezoning from AG (Agricultural) to PDP(HHC)/Planned Development Project (Heavy Highway Commercial)  
GENERAL LOCATION: East side of Cobb Road, approximately 450' Southeast of Ponce De Leon Boulevard  
PARCEL KEY NUMBER: 00335676

APPLICANT: A.R.E. Investment Ventures, Inc.  
FILE NUMBER: H-24-46  
REQUEST: Rezoning from R1B(Residential) and C1(General Commercial) to PDP(GHC)/Planned Development Project (General Highway Commercial) with a Specific Use of Alcohol Dispensation and Outdoor Entertainment with deviations  
GENERAL LOCATION: West side of Broad Street, approximately 152' South of Chatfield Drive and half a mile north of Croom Road.  
PARCEL KEY NUMBER: 350710, 350621

APPLICANT: Bobby Eaton Probuilt U.S. Inc  
FILE NUMBER: H-24-47  
REQUEST: A Master Plan for property zoned PDP(HC)/Planned Development Project (Highway Commercial) with deviations  
GENERAL LOCATION: West side of Air Commerce Boulevard, between Spring Hill Drive and Helicopter Drive  
PARCEL KEY NUMBER: 1487466

Notice Continues on Pages 2 - 3

APPLICANT: NVR, inc. Ryan Homes  
FILE NUMBER: H-24-48  
REQUEST: Master Plan Revision and Rezoning of a portion of Parcel Key 00893475 from C-1 (General Commercial) to PDP/SF (Planned Development Project/Single Family) with deviations.  
GENERAL LOCATION: South side of Cortez Boulevard, approximately 885' west of Frisco Road  
PARCEL KEY NUMBER: 00893475, 00837786, 00837777, 00837795

APPLICANT: Todd Mooney  
FILE NUMBER: H-24-49  
REQUEST: Rezoning from PDP(GHC) Planned Development Project/(General Highway Commercial) to CPDP/Combine Planned Development Project to include (Light Industrial) and (Highway Commercial) with deviations with specific C-2 uses  
GENERAL LOCATION: South side of Spring Hill Drive and west side of Broad Street (Us Hwy 41)  
PARCEL KEY NUMBER: 01231599, 01335807

APPLICANT: Hawk Lake Hideaway LLC  
FILE NUMBER: H-24-50  
REQUEST: Master Plan Revision on property zoned CPDP (Combined Planning Development Project) with SF (Single-family), MF (Multifamily), OP (Office Professional), REC (Recreation), and NC (Neighborhood Commercial) with specific C-1 (General Commercial) uses with Deviations.

GENERAL LOCATION: South side of Borassa Boulevard, between its intersection with Blanket Street to the west and the Power Line Easement to the east  
PARCEL KEY NUMBER: 344577

APPLICANT: Teresa Ballard  
FILE NUMBER: H-24-51  
REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)  
GENERAL LOCATION: South of Albany Road, north of Barnevelde Road and east of Celeste Avenue  
PARCEL KEY NUMBER: 73690, 73716

APPLICANT: William Fout and Vanessa Fox  
FILE NUMBER: H-24-52  
REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)  
GENERAL LOCATION: West side of Mountain Mockingbird Road, approximately 370' north of Hexam Road  
PARCEL KEY NUMBER: 00719574

APPLICANT: NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager  
FILE NUMBER: H-24-53  
REQUEST: Rezoning from CPDP (Combined Planning Development Project) H-05-35 with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning Development Project) H-08-06 with OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/ Planned Development Project (Multifamily).

GENERAL LO- South side of Cortez Boulevard (SR 50) at its inter-  
CATION: section with Oxley Road, reaching Emerson Road  
approximately 940' south of its intersection with Cortez  
Boulevard (SR 50)  
PARCEL KEY 420556, 1580541, 739730, 1411163, 1411154, 739749,  
NUMBER: 476407  
APPLICANT: Hernando County Board of County Commissioners  
FILE NUMBER: H-24-60  
REQUEST: Rezoning from M (Mining) to PSFOD (Public Services  
Facility Overlay District) for a Public Safety Training  
Facility  
GENERAL LO- Citrus Way, approximately 657' south of Peach Orchard  
CATION: Road  
PARCEL KEY 1354019  
NUMBER:

Interested parties may appear at the meeting and be heard on these mat-  
ters. You are further advised that if a person decides to appeal any qua-  
si-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 dis-  
abilities 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  
Development Services Director  
Hernando County Planning Division

Published: October 25, 2024