



THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA

COUNTY OF HERNANDO :

Before the undersigned authority personally appeared Julie B. Maglio, 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-22-50 NOTICE OF PUBLIC HEARING

Please see notice on Page 2

in the matter of

PLANNING AND ZONING COMMISSION

was published in said newspaper by print in the issue(s) of:

November 4, 2022

and/or by publication on the newspaper's website, if authorized, on November 4, 2022

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
on this 7th day of November, 2022.

(Signature of Notary Public)



LISAM. 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 14, 2022. 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 13, 2022. The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.

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| APPLICANT: FILE NUMBER REQUEST | Keith Marko H-22-67 Rezoning from R-1C (Residential) to PDP(RUR)/Planned Development Project (Rural) with a specific AG (Agricultural) Use for Two Miniature Cows |
| GENERAL LOCATION: PARCEL KEY NUMBER | Northeast corner of Rapidan Road and Wharton Avenue 631052 |
| APPLICANT: FILE NUMBER REQUEST: GENERAL LOCATION: PARCEL KEY NUMBER | A & I Land Association, LLC H-22-23 Rezoning from AG (Agricultural) to C-4 (Heavy Highway Commercial) South side of Cortez Boulevard (SR 50), approximately 1,000' east of Frisco Road 387450 |
| APPLICANT: FILE NUMBER REQUEST | Sobel Fund VII, LLC H-22-71 Master Plan Revision on Property Zoned CPDP/Combined Planned Development Project with General Commercial, Office Professional and Multifamily uses to add Specific C-2 Uses and Deviations |
| GENERAL LOCATION: PARCEL KEY NUMBER | Southwest corner of Lake in the Woods Drive and Commercial Way (US Hwy 19) 376042 |
| APPLICANT: FILE NUMBER: REQUEST: | Downtown Development Partners, LLC H-22-28 Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(GC)/Planned Development Project (General Commercial) |
| GENERAL LOCATION | Northeast side of Breakwater Boulevard, approximately 400' west of its intersection with Commercial Way |
| PARCEL KEY NUMBERS | 175045 176669, 545360, 148683, 1113850, 1113903 |
| APPLICANT: FILE NUMBER REQUEST | Lonestar Properties NC, Inc. H-22-48 Rezoning from PDP(CP)/Planned Development Project (Corporate Park) to PDP(IND)/Planned Development Project (Industrial) |
| GENERAL LOCATION PARCEL KEY NUMBER | North side of Ayers Road, approximately 2,600' west of Broad Street 1599595 |
| APPLICANT: FILE NUMBER REQUEST | DR Horton H-22-51 Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with Single Family and General Commercial Uses with deviations |
| GENERAL LOCATION: PARCEL KEY NUMBERS | East side of Commercial Way, across from Happy Days Drive 418907, 1243835, 1357631 |

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 8:00 AM - 5:00 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. Questions may also be directed to: Omar DePablo, Senior Planner, at 352-754-4057, Extension 28028, email odepablo@hernandocounty.us, or Cayce Dagenhart, at 352-754-4057, Extension 28018, email cdagenhart@hernandocounty.us.

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/ Michelle L. Miller
Planning Administrator
Hernando County Planning Division

REF 11-2022 REZ LGL

Published November 4, 2022