



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-22-55 NOTICE OF PUBLIC HEARING FOR CHANGE OF LAND USE HERNANDO COUNTY, FLORIDA

in the matter of
PLANNING AND ZONING COMMISSION

was published in said newspaper by print in the issue(s) of:
December 2, 2022

and/or by publication on the newspaper's website, if authorized, on December 2, 2022

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

Please see notice on page 2

(Signature of Affiant)

Sworn to and subscribed before me
this 5th day of December, 2022.

(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
FOR CHANGE OF LAND USE
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 12, 2022. **The meeting starts at 9:00 AM and the amendment will be heard thereafter in the order established when the agenda is published.**

**JOINT PUBLIC HEARING OF THE
HERNANDO COUNTY LOCAL PLANNING AGENCY AND THE
HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS**

A joint public hearing with the Local Planning Agency and the Board of County Commissioners will be held on January 10, 2023 at 9:00 AM in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida. **The meeting starts at 9:00 AM and the amendment will be heard thereafter in the order established when the agenda is published.** The Hernando County Board of County Commissioners acting as the Local Planning Agency will review the proposed comprehensive plan amendment for consistency with the comprehensive plan of the region or appropriate local government. The Hernando County Board of County Commissioners proposes to change the use of the land and to adopt the following ordinance.

AN ORDINANCE AMENDING THE 2040 HERNANDO COUNTY COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING TO THE FUTURE LAND USE MAP AS AFFECTING 40.4 ACRES OF LAND GENERALLY LOCATED AT THE NORTHERN TERMINUS OF WINTER PINE AVENUE AND EASTERN TERMINUS OF EVERGREEN AVENUE; PROVIDING FOR TRANSMITTAL OF ADOPTED CPAM-22-05 TO THE STATE LAND PLANNING AGENCY AND REVIEW AGENCIES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.

APPLICANT: Oak Development Group, LLC
FILE NUMBER: CPAM-22-05
REQUEST: Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map for a 40.4-acre from Rural to Residential
GENERAL LOCATION: Eastern terminus of Godwit Avenue and Gyrafalcon Avenue and south of Seely Lane
PARCEL KEY NUMBER: 344657

Interested parties may appear at the meeting and be heard on this matter. 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. Absent any petitions to challenge, small scale amendments become effective 31 days after adoption pursuant to Section 163.3187, F.S.

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; Michelle Miller, Planning Administrator, at 352-754-4057, Extension 28027, email: mkmiller@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 352-540-6452, 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: 12-2022 CPAM-22-05.LGL
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