

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 January 13, 2025. **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 February 25, 2025. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**



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

in the matter of  
Board of County Commissioners of Hernando County Florida - January 13 & February 25, 2025

was published in said newspaper by print in the issue(s) of:  
December 27, 2024

and/or by publication on the newspaper's publicly available website, if authorized, on December 27, 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 30th day of December, 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 \_\_\_\_\_

|                    |                                                                                                                                                         |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT:         | Brooksville Landing LLC                                                                                                                                 |
| FILE NUMBER:       | H-24-44                                                                                                                                                 |
| REQUEST:           | Rezoning from AG (Agricultural) to PDP(MF) Planned Development Project (Multifamily) with deviations                                                    |
| GENERAL LOCATION:  | East side of Emerson Road, approximately 2,100' south of its intersection with Cortez Boulevard                                                         |
| PARCEL KEY NUMBER: | 1695696                                                                                                                                                 |
| 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:         | DRB Group                                                                                                                                               |
| FILE NUMBER:       | H-24-55                                                                                                                                                 |
| REQUEST:           | Rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) with deviations                                                  |
| GENERAL LOCATION:  | West side of Anderson Snow Road, approximately 1,300' north of its intersection with Whiting Drive; Northern terminus of Tierra Drive                   |
| PARCEL KEY NUMBER: | 378308, 378226                                                                                                                                          |
| APPLICANT:         | DRB Group-Dallas Austin                                                                                                                                 |
| FILE NUMBER:       | H-24-63                                                                                                                                                 |
| REQUEST:           | Master Plan Revision on Property Zoned PDP(MF)/Planned Development Project (Multi-Family) Townhome Community with Deviations                            |
| GENERAL LOCATION:  | North side of Cortez Boulevard (SR 50) approximately 1,600 west of Weeping Willow Street                                                                |
| PARCEL KEY NUMBER: | 01747024                                                                                                                                                |
| APPLICANT:         | Mary Ellen Morgan                                                                                                                                       |
| FILE NUMBER:       | H-24-64                                                                                                                                                 |
| REQUEST:           | Rezoning from R-1B(Residential) to AR(Agriculture/Residential)                                                                                          |
| GENERAL LOCATION:  | North side of Cortez Boulevard, West side of Oakton Drive, approximately 230' from the intersection of Cortez Boulevard and Oakton Drive.               |
| PARCEL KEY NUMBER: | 018322                                                                                                                                                  |

Notice Continues on Page 2

APPLICANT: Riopelle Properties, LLC  
 FILE NUMBER: H-24-65  
 REQUEST: Rezoning from PDP(SF)/Planned Development Project (Single- Family) to PDP(SF)/Planned Development Project (Single- Family) with Deviations  
 GENERAL LOCATION: West side of Kettering Road approximately 1.8 miles south of Cortez Boulevard  
 PARCEL KEY NUMBER: 00394585, 01357971

APPLICANT: Spring Hill Development Investment, LLC  
 FILE NUMBER: H-24-75  
 REQUEST: Rezoning from PDP(IND)/Planned Development Project (Industrial) to C-1 (General Commercial)  
 GENERAL LOCATION: North side of the intersection of Dorado Street and Industrial Loop; west side of the intersection of Industrial Loop and Anderson Snow Road.  
 PARCEL KEY NUMBER: 01059892

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  
 Development Services Director  
 Hernando County Planning Division

REF: 01-2025 REZ.LGL  
 Publish: January 3, 2025

Published: December 27, 2024

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