



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 Planning & Zoning Commission Regular Meeting Agenda

in the matter of

Monday, November 14, 2022 - 9:00 A.M.

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)

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 \_\_\_\_\_

THE MEETING AGENDA AND BACK-UP MATERIAL ARE AVAILABLE ONLINE AT [WWW.HERNANDOCOUNTY.US](http://WWW.HERNANDOCOUNTY.US). THE AGENDA AND ATTACHMENTS ARE FINALIZED ONE WEEK PRIOR TO THE HEARING.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, PERSONS WITH DISABILITIES NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT JESSICA WRIGHT, HERNANDO COUNTY ADMINISTRATION, 15470 FLIGHT PATH DRIVE, BROOKSVILLE, FL 34604, (352) 754-4002. IF HEARING IMPAIRED, PLEASE CALL 1-800-676-3777.

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.

PLEASE NOTE THAT ONLY PUBLIC HEARING ITEMS WILL BE HEARD AT THEIR SCHEDULED TIME. ALL OTHER ITEM TIMES NOTED ON THE AGENDA ARE ESTIMATED AND MAY BE HEARD EARLIER OR LATER THAN SCHEDULED.

**A. MEETING CALLED TO ORDER**

1. Invocation
2. Pledge of Allegiance
3. Poll Commission for Ex Parte Communications
4. County Attorney Statement
5. Administering of the Oath

**B. STAFF ANNOUNCEMENTS**

**C. APPROVAL/MODIFICATION OF AGENDA (Limited to Staff & Commission)**

**D. ADOPTION OF THE INFORMATION PACKETS INTO EVIDENCE**

**PUBLIC HEARINGS**

**E. STANDARD AGENDA (BOARD SITTING IN ITS QUASI-JUDICIAL CAPACITY)**

1. SE-22-11 - Donald Whitehead, Jr.:  
Special Exception Use Permit for a Place of Public Assembly, namely, a Venue for Special Events; South of Cortez Boulevard (SR 50) across from Dorsey Smith Road
2. SE-22-12 - 3 Horse Distillery, LLC:  
Special Exception Use Permit for a Distillery; East side of Gobbler Run, approximately 3,000' south of Oakfork Trail
3. SE-22-13 - Nathan Randall:  
Revision to a Special Exception Use Permit for a Place of Public Assembly, namely a Venue for Special Events; Northern terminus of Karry Creek Lane
4. H-22-58 - Adam Webster:  
Re-establish a Master Plan for a Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial) and add a Specific C-2 Use for Mini-Warehouse; Northwest corner of the intersection of Pythia Place and Linden Drive, approximately 300' north of County Line Road
5. H-22-67 - Keith Marko:  
Rezoning from R-1C (Residential) to PDP(RUR)/Planned Development Project (Rural) with a specific AG (Agricultural) Use for Two Miniature Cows; Northeast corner of Rapidan Road and Wharton Avenue
6. H-22-23 - A & I Land Association, LLC:  
Rezoning from AG (Agricultural) to C-4 (Heavy Highway Commercial); South side of Cortez Boulevard (SR 50), approximately 1,000' east of Frisco Road
7. H-22-71 - Sobel Fund VII, LLC:  
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; Southwest corner of Lake in the Woods Drive and Commercial Way (US Hwy 19)
8. H-22-28 - Downtown Development Partners, LLC:  
Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(GC)/Planned Development Project (General Commercial); Northeast side of Breakwater Boulevard, approximately 400' west of its intersection with Commercial Way
9. H-22-48 - Lonestar Properties NC, Inc.:  
Rezoning from PDP(CP)/Planned Development Project (Corporate Park) to PDP(IND)/Planned Development Project (Industrial); North side of Ayers Road, approximately 2,600' west of Broad Street
10. H-22-51 - DR Horton:  
Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with Single Family and General Commercial Uses with deviations; East side of Commercial Way, across from Happy Days Drive

**F. COMMISSIONERS AND STAFF ISSUES**

**G. ADJOURNMENT**

**UPCOMING MEETINGS**

The next regular meeting of the Planning and Zoning Commission is scheduled for Monday, December 12, 2022, beginning at 9:00 AM, in the Commission Chambers



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PD-22-50 NOTICE OF PUBLIC HEARING

in the matter of

PLANNING AND ZONING COMMISSION

was published in said newspaper by print in the issue(s) of:  
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Type of identification produced \_\_\_\_\_

Please see notice on Page 2

**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.**

APPLICANT: Keith Marko  
FILE NUMBER: H-22-67  
REQUEST: Rezoning from R-1C (Residential) to PDP(RUR)/Planned Development Project (Rural) with a specific AG (Agricultural) Use for Two Miniature Cows  
GENERAL LOCATION: Northeast corner of Rapidan Road and Wharton Avenue  
PARCEL KEY NUMBER: 631052

APPLICANT: A & I Land Association, LLC  
FILE NUMBER: H-22-23  
REQUEST: Rezoning from AG (Agricultural) to C-4 (Heavy Highway Commercial)  
GENERAL LOCATION: South side of Cortez Boulevard (SR 50), approximately 1,000' east of Frisco Road  
PARCEL KEY NUMBER: 387450

APPLICANT: Sobel Fund VII, LLC  
FILE NUMBER: H-22-71  
REQUEST: 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: Southwest corner of Lake in the Woods Drive and Commercial Way (US Hwy 19)  
PARCEL KEY NUMBER: 376042

APPLICANT: Downtown Development Partners, LLC  
FILE NUMBER: H-22-28  
REQUEST: 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: Lonestar Properties NC, Inc.  
FILE NUMBER: H-22-48  
REQUEST: Rezoning from PDP(CP)/Planned Development Project (Corporate Park) to PDP(IND)/Planned Development Project (Industrial)  
GENERAL LOCATION: North side of Ayers Road, approximately 2,600' west of Broad Street  
PARCEL KEY NUMBER: 1599595

APPLICANT: DR Horton  
FILE NUMBER: H-22-51  
REQUEST: Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with Single Family and General Commercial Uses with deviations  
GENERAL LOCATION: East side of Commercial Way, across from Happy Days Drive  
PARCEL KEY NUMBERS: 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](http://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](mailto:odepablo@hernandocounty.us); or Cayce Dagenhart, at 352-754-4057, Extension 28018, email: [cdagenhart@hernandocounty.us](mailto: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