



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 HERNANDO COUNTY, FLORIDA

in the matter of PD-24-25

The Planning and Zoning Commission of Hernando County, Florida and Board of County Commissioners

was published in said newspaper by print in the issue(s) of: June 7, 2024.

and/or by publication on the newspaper's publicly available website, if authorized, on June 3, 2024 and June 7, 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 5th day of June, 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 \_\_\_\_\_

PD-24-25

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 AMENDED date June 10, 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 July 30, 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: Glen Lakes Commons, LLC
FILE NUMBER: H-23-19
REQUEST: Rezoning from AG (Agricultural) to PDP(GC)/ Planned Development Project (General Commercial) with Specific C-2 Uses and Deviations
GENERAL LOCATION: West side of Commercial Way across from its intersection with Grizzly Bear Lane
PARCEL KEY NUMBER: 340214, 1353635
APPLICANT: Six Feet Under, LLC
FILE NUMBER: H-24-05
REQUEST: Rezoning from AG (Agricultural) to PDP(RUR)/ Planned Development Project (Rural)
GENERAL LOCATION: West side of Spring Lake Highway, approximately 312' from its intersection with Church Road, and south side of Church Road approximately 670' from its interstction with Spring Lake Highway
PARCEL KEY NUMBER: 1075375
APPLICANT: KLMG Properties II, LLC
FILE NUMBER: H-24-06
REQUEST: Rezoning from AG (Agricultural) a to C-2 (Highway Commercial)
GENERAL LOCATION: Northeast corner of the intersection of Cortez Boulevard and Clayton Road
PARCEL KEY NUMBER: 369648, 1113173
APPLICANT: Fanta Land Corp
FILE NUMBER: H-24-10
REQUEST: Rezoning from R-1C (Residential) to PDP(MF)/ Planned Development Project (MultiFamily) with deviations
GENERAL LOCATION: East side of Cortez Boulevard (US 19), approximately 482' south of its intersection with Yellow Hammer Road; west side of Necklace Warbler Avenue just north of its intersection with Florida Wren Avenue
PARCEL KEY NUMBER: 676325, 554509
APPLICANT: KAL Holdings, LLC
FILE NUMBER: H-24-11
REQUEST: Rezoning from AR (Agricultural/ Residential) and C-2 (Highway Commercial) to PDP(GC)/ Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage
GENERAL LOCATION: West side of Broad Street (US 41) at its intersection with Old Ayres Road
PARCEL KEY NUMBER: 1088771

**APPLICANT:** Spring Hill Development Investment, LLC  
**FILE NUMBER:** H-24-12  
**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:** 1059892, 1059909

**APPLICANT:** KB Home Tampa Division(Michael Dady, VP of Land Acquisitions) on behalf of Powell Road Partners, LLC.  
**FILE NUMBER:** H-24-15  
**REQUEST:** Rezoning from CPDP (Combined Planning Development Project) with single-family and Multifamily uses to PDP(SF)/ Planned Development Project (Single Family) with deviations  
**GENERAL LOCATION:** North side of Powell Road approximately 2,426' from its intersection with Board Street (US HWY 41)  
**PARCEL KEY NUMBER:** 380910

**APPLICANT:** Raysor Ventures, LLC  
**FILE NUMBER:** H-24-27  
**REQUEST:** Rezoning from AG (Agricultural) to PDP(MF)/ Planned Development Project (MultiFamily) with deviations  
**GENERAL LOCATION:** South side of Osowaw Boulevard, approximately 980' northeast of its intersection with Buccaneer Boulevard  
**PARCEL KEY NUMBER:** 1695418

**APPLICANT:** Hernando County Board of County Commissioners  
**FILE NUMBER:** H-24-28  
**REQUEST:** Rezoning from AG (Agricultural) to PSFOD/Public Service Facility Overlay District for a Fire Station  
**GENERAL LOCATION:** Southeastern corner of Atlanta Avenue and Commercial Way; southwestern corner of the intersection of Atlanta and Richmond Street  
**PARCEL KEY NUMBER:** 79409

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 - 2:00 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  
 Planning Administrator  
 Hernando County Planning Division

REF: 6/24 REZ.LGL