

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 August 12, 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 September 24, 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.



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 PLANNING AND ZONING COMMISSION

in the matter of

Meeting on Friday, August 12, 2024 & Saturday, September 24, 2024

was published in said newspaper by print in the issue(s) of: August 2, 2024

and/or by publication on the newspaper's publicly available website, if authorized, on August 2, 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 August, 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: Donald & Teresa Krell  
FILE NUMBER: H2432  
REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)  
GENERAL LOCATION: North side of Barnevelde Road Approximately 650' from its intersection with Celeste Avenue 73903  
PARCEL KEY NUMBER:

APPLICANT: Spring Time Flex Warehouses, LLC  
FILE NUMBER: H2425  
REQUEST: Master Plan Revision on property zoned PD-P(HC)/Planned Development Project (Highway Commercial) to PDP(HC) with specific C-4 use  
GENERAL LOCATION: East side of Spring Time Street, approximately 658' north of County Line Road 190340  
PARCEL KEY NUMBER:

APPLICANT: CGCR Holding LLC  
FILE NUMBER: H2426  
REQUEST: Master Plan Revision on property zoned PD-P(HC)/Planned Development Project (Highway Commercial) with a specific C-4 use for Automotive Collision Center  
GENERAL LOCATION: West side of US Hwy 19, South and East of Suzanne Drive, approximately 1,300' North of Caribbean Drive 852562 & 857571  
PARCEL KEY NUMBER:

APPLICANT: Cabot Citrus OPCO, LLC  
FILE NUMBER: H2423  
REQUEST: Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with deviations  
GENERAL LOCATION: Northeast side of Ponce De Leon Boulevard (US Highway 98), approximately 2,200' southeast of its intersection with the Suncoast Parkway  
PARCEL KEY NUMBER: 327337, 327300, 1227719, 327569, 327685, 327934, 327952, 328096, 1353911, 1186175, 555651

APPLICANT: Rain Dancer LLC, on behalf of Evergreen Partners LLC  
FILE NUMBER: H2417  
REQUEST: Master Plan Revision for a property zoned PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Mini-warehouses and Outdoor Storage, with Deviations  
GENERAL LOCATION: North side of County Line Road, approximately 340' east of Seven Hills Drive.  
PARCEL KEY NUMBER: 1317685

Notice Continues on Page 2

APPLICANT: Michael and Tammy Gello  
FILE NUMBER: H2430  
REQUEST: Rezoning from AR (Agricultural/Residential) and AG (Agricultural) to AR (Agricultural/Residential)  
GENERAL LOCATION: West side of Neff Lake Road, approximately 2,311' south of its intersection with Powell Road  
PARCEL KEY NUMBER: 3904000

APPLICANT: NVR, Inc  
FILE NUMBER: H2431  
REQUEST: Rezoning from PDP(GC)/ Planned Development Project (General Commercial) with C-2 uses to CPDP Combined Planned Development project to include Multifamily) and General Commercial with deviations  
GENERAL LOCATION: Southwest corner of the intersection of Ponce De Leon Boulevard and Yontz Road  
PARCEL KEY NUMBER: 656579, 1198643, 1056617,352013

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  
Planning Administrator  
Hernando County Planning Division

Published: August 2, 2024

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