

**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 October 31, 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 November 8, 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.



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-22-46 NOTICE OF PUBLIC HEARING

in the matter of  
PLANNING AND ZONING COMMISSION

was published in said newspaper by print in the issue(s) of:  
October 21, 2022

and/or by publication on the newspaper's website, if authorized, on October 21, 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  
this 21st day of October, 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 \_\_\_\_\_

**APPLICANT:** Alexander Pinckney  
**FILE NUMBER:** H-22-49  
**REQUEST:** Rezoning from R-1C (Residential) to AR (Agricultural/Residential)  
**GENERAL LOCATION:** Northeast corner of Antietam Drive and Richardson Boulevard  
**PARCEL KEY NUMBERS:** 724880, 724844

**APPLICANT:** Harold and Lorna Barker  
**FILE NUMBER:** H-22-62  
**REQUEST:** Rezoning from R-1C (Residential) to AR (Agriculture/Residential)  
**GENERAL LOCATION:** West side of Glenchester Drive, approximately 450' from its intersection with Otter Drive  
**PARCEL KEY NUMBER:** 749827

**APPLICANT:** Panther I, LLC  
**FILE NUMBER:** H-22-56  
**REQUEST:** Rezoning from AG (Agriculture) to PD-P(RUR) / Planned Development District (Rural) with specific AG uses and a Deviation  
**GENERAL LOCATION:** Southwest intersection of the Suncoast Parkway and Centralia Road  
**PARCEL KEY NUMBER:** 330056

**APPLICANT:** Suresh Gupta  
**FILE NUMBER:** H-22-47  
**REQUEST:** Re-establish a Master Plan on Property Zoned CPDP (Combined Planning District Project) with Deviations  
**GENERAL LOCATION:** Northern terminus of Outer Banks Drive and west of US Highway 19  
**PARCEL KEY NUMBERS:** 01144915, 01144924, 01631014, 01631023, 01631032

**APPLICANT:** Trimcor Construction of Florida, Inc  
**FILE NUMBER:** H-22-66  
**REQUEST:** Rezoning from AG (Agricultural) to PD-P(MF)/Planned Development Project (Multi-family) with Deviations  
**GENERAL LOCATION:** North side of Algood Road, approximately 1,500' west of Wendy Court  
**PARCEL KEY NUMBER:** 376596

**APPLICANT:** Pace Center for Girls, Inc  
**FILE NUMBER:** H-22-70  
**REQUEST:** Establish a Master Plan on Property Zoned PDP(OP)/Planned Development Project (Office Professional) to include an Educational Facility  
**GENERAL LOCATION:** Southeast corner of Landover Boulevard and Chalmer Street  
**PARCEL KEY NUMBERS:** 298788, 555900, 556071, 556062

**APPLICANT:** Brian Garrison and Vicki McMahon  
**FILE NUMBER:** H-21-50  
**REQUEST:** Rezoning from C-1 (General Commercial) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for Outdoor Storage  
**GENERAL LOCATION:** West side of Shoal Line Boulevard, 1,395' south of Hermosa Boulevard  
**PARCEL KEY NUMBERS:** 169757, 169766, 424856

**APPLICANT:** Spring Lake Square, LLC  
**FILE NUMBER:** H-22-38  
**REQUEST:** Rezoning from PDP(GC)/Planned Development Project (General Commercial) and C-1 (General Commercial) to CPDP/ Combined Planned Development Project to include General Commercial and Multi-family Uses with Deviations  
**GENERAL LOCATION:** Adjacent to the gas station at the southwest corner of Spring Lake Highway and SR 50 (Cortez Boulevard) with frontage on both roadways  
**PARCEL KEY NUMBERS:** 1133767, 1137825

**APPLICANT:** Adam Webster  
**FILE NUMBER:** H-22-58  
**REQUEST:** Re-establish a Master Plan for a Property Zoned PDP(GHC)/ Planned Development Project (General Highway Commercial) and the Inclusion of a Specific C-2 Use for Mini-Warehouse  
**GENERAL LOCATION:** Northwest corner of the intersection of Pythia Place and Linden Drive, approximately 300' north of County Line Road  
**PARCEL KEY NUMBER:** 1180322

APPLICANT: Cabot Citrus OPCO LLC  
FILE NUMBER: H-22-61  
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 2200' southeast of its intersection with the Suncoast Parkway  
PARCEL KEY NUMBERS: 327337, 327300, 1227719, 327569, 327685, 327934, 327952, 328096, 1353911

APPLICANT: AWN Spring Hill, LLC  
FILE NUMBER: H-22-05  
REQUEST: Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial)  
GENERAL LOCATION: Northeast Corner of Cortez Boulevard and Brookridge Central Boulevard  
PARCEL KEY NUMBERS: 419372, 1246618, 346478

APPLICANT: New Strategy Holdings, LLC (On Behalf of HWY 98 N. Project, LLC)  
FILE NUMBER: H-22-07  
REQUEST: Rezoning from AG (Agricultural) to PD-P(SF)/Planned Development Project (Single Family) with Deviations  
GENERAL LOCATION: East side of McKethan Road at its intersection with Portage Path  
PARCEL KEY NUMBER: 394647

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 1-800-876-3777 for assistance.

/s/ Michelle L. Miller, Planning Administrator  
Planning Division  
Hernando County Development Services Department

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