



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 PD-24-26 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA

in the matter of  
The Planning and Zoning Commission of Hernando County, Florida

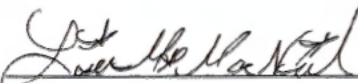
was published in said newspaper by print in the issue(s) of:  
June 28, 2024

and/or by publication on the newspaper's publicly available website, if authorized, on June 28, 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 1st day of July, 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-24-26

**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 July 8, 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 August 27, 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: Biscard Holdings, LLC  
FILE NUMBER: H-24-04  
REQUEST: Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(HC)/ Planned Development Project (Highway Commercial) with a Specific C-4 use for Light Manufacturing

GENERAL LOCATION: West side of Lamson Avenue, approximately 125' south of Tillery Road  
PARCEL KEY NUMBER: 623748

APPLICANT: Dockside Investors, LLC on behalf of Mohamed Nazir Hamoui and Nada Hamoui, Trustees of the N&N Family Revocable Trust

FILE NUMBER: H-24-13  
REQUEST: Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(MF)/ Planned Development Project (Multifamily) with Deviations

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: Eric Schoessler on behalf of AMPROP General Investments GL, LLC  
FILE NUMBER: H-24-08  
REQUEST: Establish a Master Plan on Property Zoned PDP(GC)/ Planned Development Project (General Commercial)

GENERAL LOCATION: East side of the Glen Lakes Boulevard and US Hwy 19 intersection  
PARCEL KEY NUMBER: 1353626, 469549

APPLICANT: Sunbelt Rentals on behalf of Jackson Land & Building Inc.  
FILE NUMBER: H-24-07  
REQUEST: Rezoning from R1-A (Residential) and C-2 (Highway Commercial) to PDP(GC)/ Planned Development Project (General Commercial) with a Specific C-2 use

GENERAL LOCATION: Southeast corner of SR 50 and Colorado Street and north of Frankfort Road  
PARCEL KEY NUMBER: 997531

Notice Continues on Pages 2 - 3

**APPLICANT:** Sunny Pines of Hernando, LLC  
**FILE NUMBER:** H-24-14  
**REQUEST:** Revision to a Master Plan on Property Zoned C/PDP  
/(Combined Planned Development Project) which  
Includes (Recreational), (Resort Residential), and  
(Single Family) with a specific R-1-MH use for Park  
Models; and with deviations

**GENERAL LOCA-** Northwest corner of SR 50 and Mondon Hill Road  
**TION:**  
**PARCEL KEY** 370360  
**NUMBER:**

**APPLICANT:** KAL Holdings, LLC  
**FILE NUMBER:** H-24-11  
**REQUEST:** Rezoning from AR (Agricultural/Residential) and C-2  
(Highway Commercial) to PDP(GC)/ Planned Develop-  
ment Project (General Commercial) with a specific  
C-2 use for outdoor storage

**GENERAL LOCA-** West side of Broad Street (US HWY 41) at its inter-  
**TION:** section with Old Ayres Road  
**PARCEL KEY** 1088771  
**NUMBER:**

**APPLICANT:** Cone Graham, Inc  
**FILE NUMBER:** H-24-22  
**REQUEST:** Rezoning from PDP(GHC)/ Planned Development  
Project (General Highway Commercial), PDP(SF)/  
Planned Development Project (Single Family) and  
PDP(MF)/ Planned Development Project (Multifamily)  
to Combined Planned Development project to include  
General Commercial and Multifamily with deviations

**GENERAL LOCA-** South side of Cortez Boulevard (SR 50), approximate-  
**TION:** ly 1,300' east of Mitchell Road  
**PARCEL KEY** 357846, 357508, 362093, 361539  
**NUMBER:**

**APPLICANT:** Elizabeth Piedra  
**FILE NUMBER:** H-24-19  
**REQUEST:** Rezoning from PDP(OP)/Planned Development Proj-  
ect (Office Professional) to PDP(GC)/ Planned Develop-  
ment Project (General Commercial) with Specific  
C-2 uses and deviations

**GENERAL LOCA-** Northwest corner of the intersection of County Line  
**TION:** Road and Sparks Road  
**PARCEL KEY** 378870  
**NUMBER:**

APPLICANT: AT+G Growth & Investments, LLC  
FILE NUMBER: H-24-18  
REQUEST: Rezoning from R-1C (Residential) to R-1A (Residential)  
GENERAL LOCATION: Southwest corner of Roosevelt Street and Hvizdalev Street  
PARCEL KEY: 1284595  
NUMBER:

APPLICANT: RAIN DANCER LLC, EVERGREEN PARTNERS LLC  
FILE NUMBER: H-24-17  
REQUEST: Reestablish a Master Plan on a Property Zoned PD-P(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses, with Deviations  
GENERAL LOCATION: North side of County Line Road, approximately 340' east of Seven Hills Drive.  
PARCEL KEY: 1317685  
NUMBER:

APPLICANT: [REDACTED]  
FILE NUMBER: H-24-16  
REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)  
GENERAL LOCATION: South side of the eastern terminus of Thames Avenue  
PARCEL KEY: 418373  
NUMBER:

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

Published: June 28, 2024