



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-23-19 REZ8-14-23 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA

in the matter of  
PLANNING AND ZONING COMMISSION & BOARD OF COUNTY COMMISSIONERS

was published in said newspaper by print in the issue(s) of:  
August 4, 2023

and/or by publication on the newspaper's publicly available website, if authorized, on August 4, 2023

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 7th day of August, 2023.

(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-23-19 REZ8-14-23

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 14, 2023. **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 12, 2023. **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: Josh Hofstede  
FILE NUMBER: H-22-42  
REQUEST: Rezoning from R-1A (Residential) and R-1C (Residential) to CPDP to include PDP(REC)/Planned Development Project (Recreational) and PDP(SF)/Planned Development Project (Single Family) with a specific R-1-MH use in order to allow Tiny Homes with Deviations

GENERAL LOCATION: East side of Mitchell Road, approximately 300' north of Edwards Avenue  
PARCEL KEY NUMBER: 1354947

APPLICANT: Alfred Martucci  
FILE NUMBER: H-23-17  
REQUEST: Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential-2)  
GENERAL LOCATION: South side of Bourassa Boulevard, approximately 700' east of US Hwy 19  
PARCEL KEY NUMBER: 538948

APPLICANT: Hernando County Utilities Department  
FILE NUMBER: H-23-31  
REQUEST: Revision to a PDP(PSF)/Planned Development Project (Public Service Facility) for a Water Treatment Plant Upgrade  
GENERAL LOCATION: North side of Killian Street, 450' east of Mariner Boulevard  
PARCEL KEY NUMBER: 859404

APPLICANT: Sunrise  
FILE NUMBER: H-22-39  
REQUEST: Master Plan Revision on property zoned CPDP/ (Combined Planned Development Project), including PDP(SF)/Planned Development Project (Single-Family), PDP(MF)/Planned Development Project (Multifamily), PDP(REC), Planned Development Project (Recreation) and PDP(HC)/Planned Development Project (Highway Commercial) with deviations.

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GENERAL LOCATION: East of I-75, south of Cortez Boulevard (SR 50) and west of Kettering Road  
PARCEL KEY NUMBER: 394442, 394594, 394601, 394610, 838231

APPLICANT: Axiom Real Estate  
FILE NUMBER: H-23-47  
REQUEST: Master Plan Revision on Property Zoned PD-P(GHC)/Planned Development Project (General Highway

Commercial) with Deviations  
GENERAL LOCATION: Northeast Corner of Cortez Boulevard and Brookridge Central Boulevard  
PARCEL KEY NUMBER: 419372, 1246618, 346478

APPLICANT: Teramore Development Group  
FILE NUMBER: H-23-08  
REQUEST: Rezoning from R-1A (Residential) to PDP(NC)/Planned Development Project (Neighborhood Commercial)

GENERAL LOCATION: East of US Hwy 19, between Ridge Road and Osceola Drive  
PARCEL KEY NUMBER: 86187, 86196, 86203, 86212, 85142

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/ Michelle L. Miller  
Planning Administrator  
Hernando County Planning Division

REF: 8/14/23 REZ.LGL

Published: August 4, 2023

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