



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-22-43 NOTICE OF PUBLIC HEARING

in the matter of  
Planning and Zoning Commission


in said newspaper in the issue(s) of:  
(09/02/22)

Affiant further says that the said newspaper is a newspaper published at Brooksville, in said Hernando County, Florida, and that the said newspaper has heretofore been continuously published in said Hernando County, Florida, each week and has been entered as periodicals matter at the post office in Brooksville, in said Hernando County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

  
\_\_\_\_\_  
(Signature of Affiant)

Sworn to and subscribed before me  
this 2nd day of September, 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 \_\_\_\_\_

PD-22-43

**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 September 12, 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 October 11, 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.**

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|--------------------|--|
| APPLICANT:         | DemiSar Properties, LLC  |
| FILE NUMBER:       | H-22-53  |
| REQUEST:           | Rezoning from R-1A (Residential) to PDP(HC)/ Planned Development Project (Highway Commercial)                  |
| GENERAL LOCATION:  | South side of Cortez Blvd, approximately 218' west of Colorado Street.   |
| PARCEL KEY NUMBER: | 01006592   |
| APPLICANT:         | Continental 682 Fund LLC   |
| FILE NUMBER:       | H-22-44  |
| REQUEST:           | Master Plan Revision on Property Zoned PDP(MF)/ Planned Development Project (Multifamily) with Deviations      |
| GENERAL LOCATION:  | West side of Trillium Boulevard, approximately 1,300' North of County Line Road                                |
| PARCEL KEY NUMBER: | 1664434  |
| APPLICANT:         | Salvatore and Vanessa DeFranco   |
| FILE NUMBER:       | H-22-45  |
| REQUEST:           | Rezoning from R-1A (Residential) to AR (Agricultural/Residential)  |
| GENERAL LOCATION:  | South side of Budowski Road, approximately 1,590' west of Citrus Way   |
| PARCEL KEY NUMBER: | 828769   |
| APPLICANT:         | Dennis J. Strally  |
| FILE NUMBER:       | H-22-46  |
| REQUEST:           | Rezoning from AG (Agricultural) to AR (Agricultural/Residential)   |
| GENERAL LOCATION:  | North side of Powell Road, at its intersection with Racers Way   |
| PARCEL KEY NUMBER: | 1290338  |
| APPLICANT:         | GTG Spire Homes, LLC   |
| FILE NUMBER:       | H-22-57  |
| REQUEST:           | Establish a Master Plan on Property Zoned PD-P(SF)/Planned Development Project (Single Family) with deviations |
| GENERAL LOCATION:  | Eastern terminus of Torchwood Court  |
| PARCEL KEY NUMBER: | 373054   |

Notice continues on page 2

**APPLICANT:** Claire Clements  
**FILE NUMBER:** H-22-52  
**REQUEST:** Rezoning from AG (Agricultural) to PDP(CP)/Planned Development Project (Corporate Park) with Deviations  
**GENERAL LOCATION:** Southwest quadrant of Lockhart Road and Cortez Boulevard and approximately 1,425' east of Lockhart Road  
**PARCEL KEY NUMBER:** 00811174, 00877901, 00877929, 00841218

**APPLICANT:** 34601 Realty Partners, LLC  
**FILE NUMBER:** H-22-54  
**REQUEST:** Establish a Master Plan to Include a Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(MF)/Planned Development Project (Multifamily) with Deviations  
**GENERAL LOCATION:** West side of Cobb Road, North Side of Fort Dade Avenue  
**PARCEL KEY NUMBER:** 00352772

**APPLICANT:** NVR Inc.  
**FILE NUMBER:** H-22-08  
**REQUEST:** Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) and PDP(GC)/Planned Development Project (General Commercial) with Deviations  
**GENERAL LOCATION:** Southeast corner of Commercial Way and Centralia Road  
**PARCEL KEY NUMBER:** 940389, 1128782, 940398

**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 NUMBER:** 327337, 327300, 1227719, 327569, 327685, 327934, 327952, 328096 1353911

**APPLICANT:** William Ryan Homes Florida, Inc.  
**FILE NUMBER:** H-22-50  
**REQUEST:** Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) with Deviations  
**GENERAL LOCATION:** North side of Challice Drive, approximately 450' west of Anderson Snow Road  
**PARCEL KEY NUMBER:** 00379101

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, Planner II, 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 1-800-676-3777 for assistance.

/s/ Michelle L. Miller  
 Planning Administrator  
 Hernando County Planning Division

REF: 09-2022 REZ.LGL  
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