



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-22-23 NOTICE OF PUBLIC HEARING

in the matter of
HERNANDO COUNTY PLANNING AND ZONING COMMISSION

in said newspaper in the issue(s) of:
April 29, 2022

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 28th day of April, 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-22-23

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 May 9, 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 June 14, 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.

APPLICANT: Amerco Real Estate Company
FILE NUMBER: H-22-02
REQUEST: Rezoning from R-1A/(Residential) to PD-P(HC)/Planned Development Project (Highway Commercial)
GENERAL LOCATION: South side of SR 50, approximately 900' east of Winter Street
PARCEL KEY NUMBER: 1001677

APPLICANT: James Johnston with Shutts & Bowen LLP
FILE NUMBER: H-22-10
REQUEST: Public Service Facility Overlay District for a Communication Tower
GENERAL LOCATION: East of Linden Road, South of Antelope Street and north of Feather Street
PARCEL KEY NUMBER: 835225

APPLICANT: Heritage Homes of Florida, Inc.
FILE NUMBER: H-22-20
REQUEST: Rezoning from PDP(MF)/Planned Development Project (Multifamily) and AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) with Deviations
GENERAL LOCATION: North side of Wiscon Road, approximately 1600' east of Quarterhorse Lane
PARCEL KEY NUMBER: 1212440, 360488, 748739

APPLICANT: Cemex Construction Materials Florida, Inc
FILE NUMBER: H-22-21
REQUEST: Rezoning from AG/(Agricultural) and M/(Mining) to I-2/(Industrial-2)
GENERAL LOCATION: East side of Cobb Road, approximately 3,000' south of Yontz Road
PARCEL KEY NUMBER: 352433, 352166, 1354411

APPLICANT: TP SEDK XVII, LLC
FILE NUMBER: H-22-22
REQUEST: Master Plan Revision on Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial)
GENERAL LOCATION: Southeast side of Commercial Way (US Highway 19), approximately 490' northeast of Trenton Avenue
PARCEL KEY NUMBER: 1718635

APPLICANT: Lennar Homes, LLC (Mason)
FILE NUMBER: H-21-85
REQUEST: Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) and PDP(MF)/Planned Development Project (Multifamily) with Deviations
GENERAL LOCATION: Southwest Corner of Mason Smith Road and U.S. Highway 41 (Broad Street)
PARCEL KEY NUMBER: 380723, 360772, 380769, 380821, 380750, 360763, 380741

APPLICANT: Lennar Homes, LLC (Hunnicut)
FILE NUMBER: H-21-87
REQUEST: Rezoning from AG/(Agricultural) to PDP(SF)/Planned Development Project (Single Family) and PDP(MF)/Planned Development Project (Multifamily) with Deviations
GENERAL LOCATION: Southwest Corner of Mason Smith Road and U.S. Highway 41 (Broad Street)
PARCEL KEY NUMBER: 360727, 380723

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).

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 352-540-6452, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Ronald F. Pianta, AICP  
Director of Planning and Zoning Services  
Hernando County Planning Department

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