



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 CLK24-047 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA

in the matter of
The Board of County Commissioners

was published in said newspaper by print in the issue(s) of:
March 29, 2024

and/or by publication on the newspaper's publicly available website, if authorized, on March 29, 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 April, 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 _____

CLK24-047

**NOTICE OF PUBLIC HEARING
HERNANDO COUNTY, FLORIDA**

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 April 9, 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.**
AMENDED CORRECTED

- APPLICANT:** George Koukas, on behalf of Gary B Atkinson & Sandra Atkinson, Douglas & Maria Szymanski, Nicholas Martin, Howard Steven Cohen
FILE NUMBER: H-23-73
REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION: Northwest corner of Sandpiper Avenue and west and east side of Magnolia Warbler Road
PARCEL KEY NUMBER: 704811, 791290, 791049, 791281, 624284, 791325
- APPLICANT:** Luck Lane Holdings, L.L.C
FILE NUMBER: H-23-76
REQUEST: Master Plan revision on Property Zoned PDP(SF)/Planned Development Project (Single Family)
GENERAL LOCATION: East side of Lucky Lane approximately 560' east of the intersection with Barclay Avenue.
PARCEL KEY NUMBER: 130708, 130717, 1342434, 347146, 1100793
- APPLICANT:** Dothery Holdings Twenty-Seventh, LLC
FILE NUMBER: H-23-44
REQUEST: Master Plan Revision and a Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) to PDP(MF)/Planned Development Project (Multifamily) with Deviations
GENERAL LOCATION: Southeast side of Commercial Way, approximately 560' from its intersection with Northcliffe Boulevard, extending to Northcliffe Boulevard, approximately 250' from its intersection with Commercial Way.
PARCEL KEY NUMBER: 703983
- APPLICANT:** Northwest Land, LLC
FILE NUMBER: H-23-81
REQUEST: Master Plan Revision for a parcel zoned PDP(SF)/Planned Development Project (Single Family) with Deviations
GENERAL LOCATION: Southeastern corner of the intersection of Centralia Road and Commercial Way, extending to the western terminus of Piquero Avenue, Phyllis Avenue, and Macross Court.
PARCEL KEY NUMBER: 940389, 1128782, 940398
- APPLICANT:** Sobel Fund VII, LLC
FILE NUMBER: H-22-71
REQUEST: Master Plan Revision on Property Zoned CPDP/Combined Planned Development Project with General Commercial, Office Professional, and Multifamily uses to add Specific C-2 Uses and Deviations
GENERAL LOCATION: Southwest corner of Lake in the Woods Drive and Commercial Way (US Hwy 19)
PARCEL KEY NUMBER: 376042
- APPLICANT:** Southern Citrus Groves LLC on behalf of Opal Clark TTEE
FILE NUMBER: H-23-52
REQUEST: Rezoning from AG (Agricultural) to CPDP (Combined Planning Development Project) to include Single Family and Multifamily for Townhomes with Deviations
GENERAL LOCATION: Kettering Road across from its intersection with Dashback Street
PARCEL KEY NUMBER: 541523, 548018, 396761

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 - 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, 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/ Ormar DePablo
Planning Administrator
Hernando County Planning Division

REF: 4-9-2024 REZ.LGL Revised
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