



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-22-58 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA

in the matter of  
 PLANNING AND ZONING COMMISSION

was published in said newspaper by print in the issue(s) of:  
 December 30, 2022

and/or by publication on the newspaper's website, if authorized, on December 30, 2022

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 2nd day of January, 2023.

(Signature of Notary Public)  
**LISA M. MACNEIL**  
 Commission # MH 254975  
 Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known  or  
 produced identification \_\_\_\_\_  
 Type of identification produced \_\_\_\_\_

PD-22-58

**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 January 9, 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 February 14, 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.**

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|---|---|---|
| APPLICANT:<br>FILE NUMBER:<br>REQUEST:  | Elizabeth A Richards<br>H-22-78<br>Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2)  | ✓ |
| GENERAL LOCATION:<br>PARCEL KEY NUMBER: | South side of Solway Drive at its intersection with Ociavia Way.<br>831274  |   |
| APPLICANT:<br>FILE NUMBER:<br>REQUEST:  | Sueann Gouin<br>H-22-80<br>Rezoning from AR-2 (Agricultural/Residential-2) to AG (Agricultural)   | ✓ |
| GENERAL LOCATION<br>PARCEL KEY NUMBER:  | North side of Sun Road at its western terminus<br>593717  |   |
| APPLICANT:<br>FILE NUMBER<br>REQUEST:   | David Kerns<br>H-22-82<br>Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2)   | ✓ |
| GENERAL LOCATION<br>PARCEL KEY NUMBER:  | West side of the Southern Terminus of Slingshot Drive<br>25546  |   |
| APPLICANT:<br>FILE NUMBER<br>REQUEST:   | Luis Puerto and Brenda Puerto<br>H-22-79<br>Master Plan Revision on Property Zoned PDP(NC)/Planned Development Project (Neighborhood Commercial)                                    | ✓ |
| GENERAL LOCATION:<br>PARCEL KEY NUMBER: | North side of County Line Road, approximately 670' east of Cobblestone Drive<br>412342  |   |
| APPLICANT:<br>FILE NUMBER<br>REQUEST:   | Tn County Development Inc.<br>H-22-65<br>Rezoning the from PDP(SU)/Planned Development Project (Special Use) to PDP(MF)/Planned Development Project (Multifamily) with Deviations   | ✓ |
| GENERAL LOCATION<br>PARCEL KEY NUMBER:  | Northeast corner of Henderson Street and Manner Boulevard<br>1085505  |   |
| APPLICANT:<br>FILE NUMBER<br>REQUEST:   | 235 Cobblestone Drive, LLC<br>H-22-69<br>Master Plan Revision on Property Zoned PDP(NC)/Planned Development Project (Neighborhood Commercial) with specific C-1 uses and Deviations | ✓ |
| GENERAL LOCATION:<br>PARCEL KEY NUMBER: | Northwest corner of County Line Road and Cobblestone Drive<br>412262  |   |
| APPLICANT:<br>FILE NUMBER<br>REQUEST:   | Tim Oldemoppen<br>H-22-74<br>Rezoning from AG (Agriculture) C-2 (Highway Commercial) and R-1B (Residential) to PDP(MH)/Planned Development Project (Mobile Home)                    | ✓ |
| GENERAL LOCATION:<br>PARCEL KEY NUMBER: | West side of Commercial Way (US HWY 19) between its intersection with Lake In The Woods Drive and Brandy Drive<br>1580042, 1580033, 376088  |   |
| APPLICANT:<br>FILE NUMBER<br>REQUEST:   | Proud Pelican Construction, Inc.<br>H-22-81<br>Revision of Master Plan on a Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial)                        | ✓ |
| GENERAL LOCATION:<br>PARCEL KEY NUMBER: | Northwest corner of the intersection of Cortez Blvd (SR 50), Barclay Avenue and Brookridge Central Boulevard<br>470396  |   |
| APPLICANT:<br>FILE NUMBER:<br>REQUEST:  | Maya Motels, Inc.<br>H-22-83<br>Rezoning from C-1 (General Commercial) and C-2 (Highway Commercial) to PDP(MF)/Planned Development Project (Multifamily) with Deviations            | ✓ |
| GENERAL LOCATION:<br>PARCEL KEY NUMBER: | North side of Cortez Boulevard (SR 50), approximately 300' west of Deltona Boulevard<br>1703847   |   |

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 28026, email: [odepablo@hernandocounty.us](mailto:odepablo@hernandocounty.us), or Cayce Dagenhart, 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: 01-2023 REZ.LGL  
Publish: December 30, 2022

Published: December 30, 2022