



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-23-25 REZ 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:
September 1, 2023

and/or by publication on the newspaper's publicly available website, if authorized, on September 1, 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 5th day of September, 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-23-25 REZ

**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 11, 2023. The meeting starts at 9:00 AM and 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 10, 2023. The meeting starts at 9:00 AM and heard thereafter in the order established when the Board agenda is published.

APPLICANT: M. Daniel Construction, Inc.
FILE NUMBER: H-22-63
REQUEST: Expansion of a Public Service Facility Overlay District (PSFOD)
GENERAL LOCATION: West side of Sunshine Grove Rd, approximately 2,000' north of Ken Austin Pkwy
PARCEL KEY NUMBER: 344354

APPLICANT: M. Daniel Construction, Inc.
FILE NUMBER: H-23-10
REQUEST: Rezoning from (M) Mining to AG (Agriculture)
GENERAL LOCATION: West side of Sunshine Grove Rd, approximately 2,000' north of Ken Austin Pkwy
PARCEL KEY NUMBER: 344354

APPLICANT: Boone
FILE NUMBER: H-23-30
REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural Residential)
GENERAL LOCATION: Northeast terminus of Berryhill Dr
PARCEL KEY NUMBER: 898880

APPLICANT: Big Sky
FILE NUMBER: H-23-24
REQUEST: Rezoning from AG (Agriculture I) to AR (Agricultural/Residential)
GENERAL LOCATION: Southwest corner of Powell Rd and Burns Rd
PARCEL KEY NUMBER: 1184346

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 Rd and Osceola Dr
PARCEL KEY NUMBER: 86187, 86196, 86203, 86212, 85142

APPLICANT: Daryl Senica
FILE NUMBER: H-23-27
REQUEST: Rezoning from PDP(GHC)/Planned Development Project (General Highway Commercial) and PDP(REC)/Planned Development Project (Recreation) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 Use for Outdoor Storage and with Deviation

Notice continues on Page 2

GENERAL LOCATION: North side of County Line Road, approximately
1,500' west of Peach Tree Dr
PARCEL KEY NUMBER: 189879

APPLICANT: Toddy Mooney
FILE NUMBER: H-23-29
REQUEST: Rezoning from PDP(OP)/Planned Development
Project (Office Professional) and PDP(SF)/
Planned Development Project (Single Family) to
PDP(MF)/Planned Development Project (Multi-
family) with Deviations

GENERAL LOCATION: South side of Cortez Boulevard, approximately
700' east of Nightwalker Rd
PARCEL KEY NUMBER: 1170618, 346717

APPLICANT: Solterra Land, LLC c/o Jon Kattke
FILE NUMBER: H-23-20
REQUEST: Rezoning from AG (Agricultural) and AR (Agricul-
tural/Residential) to PDP(MF)/Planned Develop-
ment Project (Multifamily) with Deviations

GENERAL LOCATION: Northwest corner of Anerson Snow Rd and Am-
ero Lane
PARCEL KEY NUMBER: 565819, 1377496, 565855, 196442

APPLICANT: 75 Cortez
FILE NUMBER: H-23-18
REQUEST: Master Plan Revision on Property PDP(HHC)/
Planned Development Project (Heavy Highway
Commercial) with a rezoning to CPDP/(Com-
bined Planned Development Project) to include
Industrial, Corporate Park, Recreational and
Congregate Care with Deviations.

GENERAL LOCATION: North of Cortez Blvd, approximately 2,000' west
of I-75
PARCEL KEY NUMBER: 372974

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.

If you should have any additional questions regarding this issue, please contact the
Planning Department at planning@hemandocounty.us, 352-754-4057, or in writing
at: Hemando County Planning Department, 1653 Blaise Drive, Brooksville, Florida
34601. Furthermore, information regarding this application may be obtained from
the County's website at www.hemandocounty.us - follow the Board Agendas and
Minutes link to the specified public hearing.

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 Brooks-
ville, 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
Hemando County Planning Division

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