



THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

Received

JUN 1 0 2022

Planning Department  
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-22-30 NOTICE OF PUBLIC HEARING

in the matter of

PLANNING AND ZONING COMMISSION

in said newspaper in the issue(s) of:

June 3, 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 10th day of June, 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-22-30

**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 June 13, 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 12, 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:<br>FILE NUMBER:<br>REQUEST: | AWN Spring Hill LLC<br>H-22-05<br>Master Plan Revision on Property Zoned PDP(GHC)/<br>Planned Development Project (General Highway<br>Commercial)<br>Northeast Corner of Cortez Boulevard and Brookridge<br>Central Boulevard<br>419372   |
| GENERAL LOCATION:                      |   |
| PARCEL KEY NUMBER:                     |   |
| APPLICANT:                             | New Strategy Holdings, LLC (On Behalf of HWY 98 N<br>Project, LLC)  |
| FILE NUMBER:<br>REQUEST:               | H-22-07<br>Rezoning from AG/(Agricultural) to PDP(SF)/Planned<br>Development Project (Single Family) with Deviations<br>East side of McKethan Road at its intersection with<br>Portage Path<br>394647   |
| GENERAL LOCATION:                      |   |
| PARCEL KEY NUMBER:                     |   |
| APPLICANT:<br>FILE NUMBER:<br>REQUEST: | NVR Inc.<br>H-22-08<br>Master Plan Revision on Property Zoned PDP(SF)/<br>Planned Development Project (Single Family) and<br>PDP(GC)/Planned Development Project (General<br>Commercial) with Deviations<br>Southeast Corner of Commercial Way and Centralia<br>Road<br>940389, 1128782, 940398 |
| GENERAL LOCATION:                      |   |
| PARCEL KEY NUMBER:                     |   |
| APPLICANT:                             | One Hernando LLC, c/o Cardinal Point Management,<br>LLC   |
| FILE NUMBER:<br>REQUEST:               | H-22-29<br>Establish a Master Plan on Property Zoned PDP(IND)/<br>Planned Development Project (Industrial)<br>East side of Kettering Road, approximately 1332<br>south of Cortez Boulevard<br>394424  |
| GENERAL LOCATION:                      |   |
| PARCEL KEY NUMBER:                     |   |
| APPLICANT:<br>FILE NUMBER:<br>REQUEST: | Joseph A Giarratana and Donna M Giarratana<br>H-22-17<br>Rezoning from R-1B/(Residential) and PDP(GC)/<br>Planned Development Project (General Commercial)<br>to C-1/(General Commercial)<br>South of Cortez Boulevard between Spring Lake High-<br>way and Ogburn Street<br>38934              |
| GENERAL LOCATION:                      |   |
| PARCEL KEY NUMBER:                     |   |
| APPLICANT:<br>FILE NUMBER:<br>REQUEST: | Joseph W. Klukowski<br>H-22-18<br>Rezoning from R-1A/(Residential) to C-4/(Heavy High-<br>way Commercial)<br>East side of Dent Street, approximately 500' south of<br>Cortez Boulevard<br>115636, 115627  |
| GENERAL LOCATION:                      |   |
| PARCEL KEY NUMBER:                     |   |
| APPLICANT:<br>FILE NUMBER:<br>REQUEST: | Christian Eres<br>H-22-24<br>Rezoning from R-1C (Residential) to AR-2 (Agricultur-<br>al/Residential-2)<br>East side of Shasta Street, approximately 310 south<br>of Faculty Street<br>20676  |
| GENERAL LOCATION:                      |   |
| PARCEL KEY NUMBER:                     |   |
| APPLICANT:<br>FILE NUMBER:<br>REQUEST: | Richard Doskoez/Bruce Will<br>H-22-25<br>Rezoning from AG (Agricultural) to C-2 (Highway<br>Commercial)<br>South side of Old Ayers Road, approximately 950<br>east of Broad Street<br>1088637   |
| GENERAL LOCATION:                      |   |
| PARCEL KEY NUMBER:                     |   |

APPLICANT FILE NUMBER REQUEST	Maxx Development Partners, LLC H-22-26 Establish a Master Plan on Property Zoned PCP(GC)/ Planned Development Project (General Commercial) and a Rezoning from PDP(GC)/Planned Development Project (General Commercial) to CPDP/ Combined Planned Development Project to include General Commercial with a specific C-2 use for Mini-Ware- houses, Multifamily, an Adult Congregate Care Living Facility and Deviations
GENERAL LOCATION	Northwest corner of Spring Hill Drive and the Suncoast Parkway and east side of Barclay Avenue, approxi- mately 1.500' north of Spring Hill Drive
PARCEL KEY NUMBER	1599274, 377577
APPLICANT FILE NUMBER REQUEST	Hillpointe, LLC (on behalf of John Grubbs) H-22-27 Establish a Master Plan on Property Zoned PDP(MF)/ Planned Development Project (Multifamily) and Prop- erty Zoned PDP(SU)/Planned Development Project (Special Use) with Deviations
GENERAL LOCATION	Western terminus of Astaire Lane
PARCEL KEY NUMBER	1708511 1708487, 1492673
APPLICANT FILE NUMBER REQUEST	Todd Mooney H-22-13 Revision to a Master Plan with a rezoning from PD- P(OP)/Planned Development Project (Office Profes- sional) and PDP(SF)/Planned Development Project (Single Family) to PDP(MF)/Planned Development Project (Multifamily) and PDP(OP)/Planned Develop- ment Project (Office Professional) with specific C-1 uses and Deviations
GENERAL LOCATION	South side of Cortez Boulevard, approximately 700' east of Nightwalker Road
PARCEL KEY NUMBER	1170618 346717
APPLICANT FILE NUMBER REQUEST	Rain Dancer, LLC and Evergreen Partners, LLC H-22-11 Rezoning from PDP(GC)/Planned Development Proj- ect (General Commercial) with Specific C-2 uses for mini-warehouses and outdoor storage to PDP(GC)/ Planned Development Project (General Commercial) and PDP(MF)/Planned Development Project (Multi- family) with deviations
GENERAL LOCATION	North side of County Line Road, approximately 340' east of Seven Hills Drive
PARCEL KEY NUMBER	1317685
APPLICANT FILE NUMBER REQUEST	Jordan Anderson H-21-82 Establish a Master Plan on property Zoned PDP(GC)/ Planned Development Project (General Commercial) with Deviations
GENERAL LOCATION	Northeast corner of Trenton Avenue and Forest Road
PARCEL KEY NUMBER:	934591

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 Michelle Miller, Acting Planning Administrator, at 352-754-4057, Extension 28027, email: [mimiller@hernandocounty.us](mailto:mimiller@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/ Michelle Miller  
Acting Planning Administrator  
Hernando County Planning Department

REF 06-22REZ LGL  
Publish June 3, 2022

Published June 3, 2022