

**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 December 12, 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 January 10, 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.**



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-22-54 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 2, 2022

and/or by publication on the newspaper's website, if authorized, on December 2, 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 5th day of December, 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 _____

APPLICANT: Oak Development Group, LLC
FILE NUMBER: H-22-76
REQUEST: Rezoning from AG (Agricultural) to PD-P(SF)/Planned Development Project (Single Family) and PDP(SU)/Planned Development Project (Special Use) with Deviations
GENERAL LOCATION: Eastern terminus of Godwit Avenue and Gyrafalcon Avenue and south of Seely Lane
PARCEL KEY NUMBER: 344657

APPLICANT: Tri-County Development, Inc.
FILE NUMBER: H-22-30
REQUEST: Master Plan Revision on Property Zoned PDP(GC)/Planned Development Project (General Commercial) to add a Specific C-2 use for Mini-Warehouse
GENERAL LOCATION: North side of County Line Road, approximately 4 200' west of the Suncoast Parkway
PARCEL KEY NUMBER: 378790, 379076

APPLICANT: Oak Hill Land LLC
FILE NUMBER: H-22-59
REQUEST: Master Plan Revision on Property Zoned CPDP (Combined Planned Development Project) with Deviations
GENERAL LOCATION: North side of Cortez Boulevard, approximately 800' east of Nightwalker Road
PARCEL KEY NUMBER: 1725191 1800126 1797489 1797498

APPLICANT: Jesus Espinal
FILE NUMBER: H-22-75
REQUEST: Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2)
GENERAL LOCATION: West Side of Shasta Street approximately 355' north of its intersection with Square Stone Street
PARCEL KEY NUMBER: 21381

APPLICANT: Racetrac Petroleum, Inc.
FILE NUMBER: H-22-77
REQUEST: Master Plan Revision to include a Rezoning from R-1A (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations
GENERAL LOCATION: East side of Broad Street (US Hwy 41) between Highbury Boulevard and Stromberg Avenue along both sides of Kentucky Street
PARCEL KEY NUMBER: 202514, 202596, 202603, 1640503

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.

Notice continues on page 2

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 – 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, or Cayce Dagenhart, at 352-754-4057, Extension 28018, email 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: 12-2022 REZ, LGL
Publish: December 2, 2022

Published: December 2, 2022