

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 9, 2024. **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 28, 2025. **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, 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  
NOTICE OF PUBLIC HEARING

in the matter of  
PLANNING AND ZONING COMMISSION - December 9, 2024 & BOCC - January 28, 2025

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

and/or by publication on the newspaper's publicly available website, if  
authorized, on November 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 2nd day of December, 2024.

Notice Continues on Pages 2 - 3

(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: NVR, Inc., Barbara Zellmer, Regional Land Entitlement Manager  
FILE NUMBER: H-24-53  
REQUEST: Rezoning from CPDP (Combined Planning Development Project) H-05-35 with GC (General Commercial) and SF (Single-family) uses, and CPDP (Combined Planning Development Project) H-08-06 with OP (Office Professional) and Congregate Care Facility uses, to PDP(MF)/ Planned Development Project (Multifamily).

GENERAL LOCATION: South side of Cortez Boulevard (SR 50) at its intersection with Oxley Road, reaching Emerson Road approximately 940' south of its intersection with Cortez Boulevard (SR 50)

PARCEL KEY NUMBER: 420556, 1580541, 739730, 1411163, 1411154, 739749, 476407

APPLICANT: Brooksville Landing LLC  
FILE NUMBER: H-24-44  
REQUEST: Rezoning from AG (Agricultural) to PD-P(MF) Planned Development Project (Multifamily) with deviations

GENERAL LOCATION: East side of Emerson Road, approximately 2,100' south of its intersection with Cortez Boulevard

PARCEL KEY NUMBER: 1695696

|                    |                                                                                                                                                              |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPLICANT:         | Harvey Schonbrun, as Trustee                                                                                                                                 |
| FILE NUMBER:       | H-24-56                                                                                                                                                      |
| REQUEST:           | Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single Family)                                       |
| GENERAL LOCATION:  | Bounded by Mandrell Avenue, Red Coach Street and Linden Drive                                                                                                |
| PARCEL KEY NUMBER: | 415134                                                                                                                                                       |
| APPLICANT:         | GB3 Partners, LLLP                                                                                                                                           |
| FILE NUMBER:       | H-24-57                                                                                                                                                      |
| REQUEST:           | Master Plan Revision for a property zoned PDP(IND)/Planned Development Project (Industrial)                                                                  |
| GENERAL LOCATION:  | East side of Anderson Snow Road, West side of the Suncoast Parkway, approximately 2,000' South of Corporate Boulevard, North and West of Edward R Noll Drive |
| PARCEL KEY NUMBER: | 1641030                                                                                                                                                      |
| APPLICANT:         | Eisenhower Property Group LLC                                                                                                                                |
| FILE NUMBER:       | H-24-58                                                                                                                                                      |
| REQUEST:           | Master Plan Revision for a property zoned PDP(SF)/Planned Development Project (Single Family), PDP(MF)/Planned Development (Single Family)                   |
| GENERAL LOCATION:  | Southwest Corner of Mason Smith Road and U.S. Highway 41(Broad Street)                                                                                       |
| PARCEL KEY NUMBER: | 360727, 380723, 380769, 360772, 380750, 380821, 360763, 380741                                                                                               |
| APPLICANT:         | Exempt Per Public Records                                                                                                                                    |
| FILE NUMBER:       | H-24-61                                                                                                                                                      |
| REQUEST:           | Rezoning from R-1A (Residential) to AR-2(Agricultural/Residential)                                                                                           |
| GENERAL LOCATION:  | South of Pointview Rd, approximately 205' east of the intersection of Pointview Road and Fort Dade Ave                                                       |
| PARCEL KEY NUMBER: | 1006039                                                                                                                                                      |
| APPLICANT:         | Dylan McLeod                                                                                                                                                 |
| FILE NUMBER:       | H-24-62                                                                                                                                                      |
| REQUEST:           | Rezoning from AG (Agricultural) to AR (Agricultural/Residential)                                                                                             |
| GENERAL LOCATION:  | North side of Barnevelde Road approximately 650' from its intersection with Celeste Avenue                                                                   |
| PARCEL KEY NUMBER: | 329424                                                                                                                                                       |
| APPLICANT:         | Charles Rummens                                                                                                                                              |
| FILE NUMBER:       | H-24-67                                                                                                                                                      |
| REQUEST:           | Rezoning from AR (Agricultural/Residential) to AR-2 (Agricultural/Residential-2)                                                                             |
| GENERAL LOCATION:  | Southwest corner of Atlanta Avenue and Cleever Street                                                                                                        |
| PARCEL KEY NUMBER: | 78338                                                                                                                                                        |

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](http://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](mailto: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/ Omar DePablo  
Development Services Director  
Hernando County Planning Division

Published: November 29, 2024