

**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 October 13, 2025. **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 December 2, 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  
The Planning and Zoning Commission Public Hearing on October 13, 2025 & BOCC Public Hearing on December 2, 2025

was published in said newspaper by print in the issue(s) of:  
October 3, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on October 3, 2025

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 6th day of October, 2025.

(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: Robert L. Davis Jr and Tonda J. Davis  
FILE NUMBER: H-25-25  
REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)  
GENERAL LOCATION: Northwest corner of Octavia Lane at the intersection of Southeast Avenue and Octavia Lane  
PARCEL KEY NUMBER: 820106

APPLICANT: Riopelle Properties, LLC  
FILE NUMBER: H-25-26

REQUEST: Rezoning from AG (Agricultural), PDP(IND) Planned Development Project (Industrial) and CPDP (Combined Planned Development Project) and Master Plan Revision on Property Zoned CPDP (Combined Planned Development Project) with single-family and multifamily uses

GENERAL LOCATION: Southeast Corner of Kettering Road and Dashbach Street  
PARCEL KEY NUMBER: 396716, 424641, 424650, 424678, 473794, 536254, 541444, 1299115, 1342666, and 1376219

APPLICANT: David Kato, D.R Horton  
FILE NUMBER: H-25-31  
REQUEST: Rezoning from PDP(SU) Planned Development Project (Special Use) namely as Landscape, to PDP(SF)/Planned Development Project (Single Family)  
GENERAL LOCATION: Bounded by Waterfall Drive and Eden Circle

PARCEL KEY NUMBER: 412388

APPLICANT: EFE, Inc  
FILE NUMBER: H-25-32  
REQUEST: Rezoning from C-2 Highway Commercial and AG Agricultural to PDP(HC) Planned Development Project (Highway Commercial)

GENERAL LOCATION: North Side of Cortez Boulevard and approximately 527 feet from the Intersection of Cortez Boulevard, East Jefferson Street and Jamine Drive  
PARCEL KEY NUMBER: 828466

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 Tiffany Smith, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-540-6289, 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: October 3, 2025