



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 (Agricultura)  
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 (Agricultura 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

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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](mailto: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](http://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 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  
Hemando County Planning Division

REF: 09-2023 REZ.LGL  
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