

**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, beginning at 9:00 AM, on October 11, 2021. The cases will be heard at the time specified below or shortly thereafter.

**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 November 16, 2021, at 9:00 a.m. to consider adopting resolutions for the following cases. The cases will be heard beginning at 9:30 AM or shortly thereafter. **The specific time will be established when the Board agenda is published.**

TIME: 9:00 AM  
 APPLICANT: WWRCF, LLC  
 FILE NUMBER: H2155  
 REQUEST: Rezoning from R-1A/(Residential) and C-1 (General Commercial) to PDP(GC)/Planned Development Project (General Commercial) with deviations  
 GENERAL LOCATION: North side of Cortez Boulevard at Steuben Street  
 PARCEL KEY NUMBER: 99627

TIME: 9:00 AM  
 APPLICANT: Cortez Blvd. Property 1, LLC  
 FILE NUMBER: H2151  
 REQUEST: Rezoning from C-1/(General Commercial) to PDP(GC)/Planned Development Project (General Commercial) with Specific C-2 Uses for Automotive Specialty Establishment & Boat Sales and Service with or without Outside Display  
 GENERAL LOCATION: South side of Cortez Boulevard, approximately 1,350' west of Grove Road  
 PARCEL KEY NUMBER: 347137, 346968

TIME: 10:00 AM  
 APPLICANT: Shuaney Irrevocable Trust, Michael P. Spellman Trustee  
 FILE NUMBER: H2113  
 REQUEST: Rezoning from CPDP/(Combined Planned Development Project) to PDP(SF)/Planned Development Project (Single-Family) with deviations  
 GENERAL LOCATION: Northeast side of Barcelona Boulevard, approximately 355' northwest of Sherman Hills Boulevard  
 PARCEL KEY NUMBER: 1313689; 1313670

TIME: 10:00 AM  
 APPLICANT: M/I Homes of Tampa, LLC  
 FILE NUMBER: H2153  
 REQUEST: Rezoning from CPDP/(Combined Planned Development Project) to PDP(SF)/Planned Development Project (Single Family) with Deviations  
 GENERAL LOCATION: West side of Anderson Snow Road, approximately 1,500' south of Corporate Boulevard  
 PARCEL KEY NUMBER: 377853

TIME: 10:00 AM  
 APPLICANT: Lennar Homes, LLC  
 FILE NUMBER: H2131  
 REQUEST: Rezoning from R-1C/(Residential) to PDP(SF)/Planned Development Project (Single-Family) with Deviations  
 GENERAL LOCATION: Eastern Terminus of Rainbow Woods Loop, approximately 550' east of Augustine Road  
 PARCEL KEY NUMBER: 377782

Please be advised that on August 3, 2021, the Chief Judge of the Fifth Judicial Circuit ordered and adjudged Administrative Order A-2021-26 which was inclusive of the following excerpt:

1. All persons not fully vaccinated entering the Courthouse or attending an in-court proceeding must wear a face mask in all public areas of the Courthouse and during in-person court proceedings.
2. All fully vaccinated persons entering the Courthouse or attending an in-person proceeding are encouraged to wear a face mask if they choose. However, they are not required to wear a face mask.

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, 20 N. Main Street, Room 262, Brooksville, Florida 34601, between the hours of 8:00 a.m. - 5:00 p.m., 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, Planner II, at 352-754-4057, Extension 28028, email: [odepablo@hernandocounty.us](mailto:odepablo@hernandocounty.us); or Michelle Miller, Senior Planner, at 352-754-4057, Extension 28027, email: [mlmiller@hernandocounty.us](mailto:mlmiller@hernandocounty.us).

In accordance with the American 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/ Ronald F. Pianta, AICP  
 Director of Planning and Zoning Services  
 Hernando County Planning Department

REF: 10-11-21 REZ LGL  
 Publish: October 1, 2021