

**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 November 8, 2021. The cases will be heard at 9:00 AM 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 December 14, 2021, at 9:00 AM to consider adopting resolutions for the following cases. **The meeting starts at 9:00 AM and the cases will be heard in the order established when the Board agenda is published.**

APPLICANT: Cedar Lane, LLC  
 FILE NUMBER: H2152  
 REQUEST: Rezoning from AG/(Agricultural) to PDP(REC)/Planned Development Project (Recreation) with Deviations  
 GENERAL LOCATION: West side of Cedar Lane, approximately 1,622' south of Cortez Boulevard  
 PARCEL KEY NUMBER: 369381

APPLICANT: Landmark Engineering & Surveying Corporation (on behalf of Mohamed A. Shahout & Rasha Zaher)  
 FILE NUMBER: H2157  
 REQUEST: Rezoning from PDP(MF)/ Planned Development Project (Multifamily) to PDP(SF)/ Planned Development Project (Single-Family) with Deviations  
 GENERAL LOCATION: North side of Challice Drive, approximately 450' west of Anderson Snow Road.  
 PARCEL KEY NUMBER: 00379101

APPLICANT: AGP II, LLC  
 FILE NUMBER: H2159  
 REQUEST: Rezoning from AG/(Agricultural) to PDP(RUR)/Planned Development Project (Rural)  
 GENERAL LOCATION: North side of Lake Lindsey Road, approximately 2,300' east of Citrus Way  
 PARCEL KEY NUMBER: 00334695

APPLICANT: Panther I, LLC  
 FILE NUMBER: H2158  
 REQUEST: Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single-Family)  
 GENERAL LOCATION: Bounded by Freeport Drive, Moongate Road and Frost Road  
 PARCEL KEY NUMBER: 00433980

APPLICANT: Panther I, LLC  
 FILE NUMBER: H2162  
 REQUEST: Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/Planned Development Project (Single-Family)  
 GENERAL LOCATION: Bounded by Chippendale Street, Arrendonda Avenue, and Fayson Lane  
 PARCEL KEY NUMBER: 00417301

APPLICANT: Racetrac Petroleum LLC  
 FILE NUMBER: H2161  
 REQUEST: Revision to a Master Plan on Property Zoned PDP(GC)/Planned Development Project (General Commercial) with Deviations  
 GENERAL LOCATION: Northeast corner of Broad Street (US 41) and Highbury Boulevard  
 PARCEL KEY NUMBER: 00202514

APPLICANT: Shuaney Irrevocable Trust, Michael P. Spellman, Trustee  
 FILE NUMBER: H2160  
 REQUEST: Rezoning from CPDP/ (Combined Planned Development Project) to PDP(SF)/Planned Development Project (Single-Family) with deviations  
 GENERAL LOCATION: Bound by Sherman Hills Boulevard, Park Ridge Drive and Cedar Side Avenue  
 PARCEL KEY NUMBER: 1382033, 1313670

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, 1653 Blaise Drive, 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 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 352-540-6452, 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: 11-16-2021REZ.LGL  
 Publish: October 29, 2021