

**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 12, 2022. **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 October 11, 2022. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**

APPLICANT: DemiSar Properties, LLC
 FILE NUMBER: H-22-53
 REQUEST: Rezoning from R-1A (Residential) to PDP(HC)/Planned Development Project (Highway Commercial)
 GENERAL LOCATION: South side of Cortez Blvd, approximately 218' west of Colorado Street.
 PARCEL KEY NUMBER: 01006592

APPLICANT: Continental 682 Fund LLC
 FILE NUMBER: H-22-44
 REQUEST: Master Plan Revision on Property Zoned PDP(MF)/Planned Development Project (Multifamily) with Deviations
 GENERAL LOCATION: West side of Trillium Boulevard, approximately 1,300' North of County Line Road
 PARCEL KEY NUMBER: 1664434

APPLICANT: Salvatore and Vanessa DeFranco
 FILE NUMBER: H-22-45
 REQUEST: Rezoning from R-1A (Residential) to AR (Agricultural/Residential)
 GENERAL LOCATION: South side of Budowski Road, approximately 1,590' west of Citrus Way
 PARCEL KEY NUMBER: 828769

APPLICANT: Dennis J. Strally
 FILE NUMBER: H-22-46
 REQUEST: Rezoning from AG (Agricultural) to AR (Agricultural/Residential)
 GENERAL LOCATION: North side of Powell Road, at its intersection with Racers Way
 PARCEL KEY NUMBER: 1290338

APPLICANT: GTG Spire Homes, LLC
 FILE NUMBER: H-22-57
 REQUEST: Establish a Master Plan on Property Zoned PD-P(SF)/Planned Development Project (Single Family) with deviations
 GENERAL LOCATION: Eastern terminus of Torchwood Court
 PARCEL KEY NUMBER: 373054

APPLICANT: Claire Clements
 FILE NUMBER: H-22-52
 REQUEST: Rezoning from AG (Agricultural) to PDP(CP)/Planned Development Project (Corporate Park) with Deviations
 GENERAL LOCATION: Southwest quadrant of Lockhart Road and Cortez Boulevard and approximately 1,425' east of Lockhart Road
 PARCEL KEY NUMBER: 00811174, 00877901, 00877929, 00841218

APPLICANT: 34601 Realty Partners, LLC
 FILE NUMBER: H-22-54
 REQUEST: Establish a Master Plan to Include a Rezoning from PDP(SF)/Planned Development Project (Single Family) to PDP(MF)/Planned Development Project (Multifamily) with Deviations
 GENERAL LOCATION: West side of Cobb Road, North Side of Fort Dade Avenue
 PARCEL KEY NUMBER: 00352772

APPLICANT: NVR Inc.
 FILE NUMBER: H-22-08
 REQUEST: Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) and PDP(GC)/Planned Development Project (General Commercial) with Deviations
 GENERAL LOCATION: Southeast corner of Commercial Way and Centralia Road
 PARCEL KEY NUMBER: 940389, 1128782, 940398

APPLICANT: Cabot Citrus OPCO LLC
 FILE NUMBER: H-22-61
 REQUEST: Establish a Master Plan on Property Zoned CPDP (Combined Planned Development Project) with deviations
 GENERAL LOCATION: Northeast side of Ponce De Leon Boulevard (US Highway 98), approximately 2200' southeast of its intersection with the Suncoast Parkway
 PARCEL KEY NUMBER: 327337, 327300, 1227719, 327569, 327685, 327934, 327952, 328096 1353911

APPLICANT: William Ryan Homes Florida, Inc.
 FILE NUMBER: H-22-50
 REQUEST: Master Plan Revision on Property Zoned 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

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 AM - 5:00 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 – follow the Board Agendas and Minutes link to the specified public hearing. Questions may also be directed to: Omar DePablo, Senior Planner, at 352-754-4057, Extension 28028, email: odepablo@hernandocounty.us; or Cayce Dagenhart, Planner II, at 352-754-4057, Extension 28018, email: cdagenhart@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 352-754-4002, 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
 Hernando County Planning Division

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