

**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 January 9, 2023. **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 February 14, 2023. **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: Elizabeth A Richards  
 FILE NUMBER: H-22-78  
 REQUEST: Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2)  
 GENERAL LOCATION: South side of Solway Drive at its intersection with Octavia Way.  
 PARCEL KEY NUMBER: 831274

APPLICANT: Sueann Gouin  
 FILE NUMBER: H-22-80  
 REQUEST: Rezoning from AR-2 (Agricultural/Residential-2) to AG (Agricultural)  
 GENERAL LOCATION: North side of Sun Road at its western terminus  
 PARCEL KEY NUMBER: 593717

APPLICANT: David Kerns  
 FILE NUMBER: H-22-82  
 REQUEST: Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential-2)  
 GENERAL LOCATION: West side of the Southern Terminus of Slingshot Drive  
 PARCEL KEY NUMBER: 25546

APPLICANT: Luis Puerto and Brenda Puerto  
 FILE NUMBER: H-22-79  
 REQUEST: Master Plan Revision on Property Zoned PDP(NC)/Planned Development Project (Neighborhood Commercial)  
 GENERAL LOCATION: North side of County Line Road, approximately 670' east of Cobblestone Drive  
 PARCEL KEY NUMBER: 412342

APPLICANT: Tri County Development Inc.  
 FILE NUMBER: H-22-65  
 REQUEST: Rezoning the from PDP(SU)/Planned Development Project (Special Use) to PDP(MF)/Planned Development Project (Multifamily) with Deviations  
 GENERAL LOCATION: Northeast corner of Henderson Street and Mariner Boulevard  
 PARCEL KEY NUMBER: 1085505

APPLICANT: 235 Cobblestone Drive, LLC  
 FILE NUMBER: H-22-69  
 REQUEST: Master Plan Revision on Property Zoned PDP(NC)/Planned Development Project (Neighborhood Commercial) with specific C-1 uses and Deviations  
 GENERAL LOCATION: Northwest corner of County Line Road and Cobblestone Drive  
 PARCEL KEY NUMBER: 412262

APPLICANT: Tim Oldemoppen  
 FILE NUMBER: H-22-74  
 REQUEST: Rezoning from AG (Agriculture), C-2 (Highway Commercial) and R-1B (Residential) to PDP(MH)/Planned Development Project (Mobile Home)  
 GENERAL LOCATION: West side of Commercial Way (US HWY 19) between its intersection with Lake In The Woods Drive and Brandy Drive  
 PARCEL KEY NUMBER: 1580042, 1580033, 376088

APPLICANT: Proud Pelican Construction, Inc.  
 FILE NUMBER: H-22-81  
 REQUEST: Revision of Master Plan on a Property Zoned PDP(GHC)/Planned Development Project (General Highway Commercial)  
 GENERAL LOCATION: Northwest corner of the intersection of Cortez Blvd (SR 50), Barclay Avenue and Brookridge Central Boulevard  
 PARCEL KEY NUMBER: 470396

APPLICANT: Maya Motels, Inc.  
 FILE NUMBER: H-22-83  
 REQUEST: Rezoning from C-1 (General Commercial) and C-2 (Highway Commercial) to PDP(MF)/Planned Development Project (Multifamily) with Deviations  
 GENERAL LOCATION: North side of Cortez Boulevard (SR 50), approximately 300' west of Deltona Boulevard  
 PARCEL KEY NUMBER: 1703847

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](http://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](mailto:odepablo@hernandocounty.us); or Cayce Dagenhart, at 352-754-4057, Extension 28018, email: [cdagenhart@hernandocounty.us](mailto: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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