

**NOTICE OF REQUEST FOR RELIEF AND MEDIATION  
UNDER THE FLORIDA LAND USE AND ENVIRONMENTAL DISPUTE RESOLUTION ACT  
SECTION 70.51, FLORIDA STATUTES**

**PETITIONER:** Raysor Ventures, LLC

**FILE NUMBER:** H-24-27

**RESOLUTION:** 2024-219

**SUBJECT**

**PROPERTY:** South side of Osowaw Boulevard, approximately 980' northeast of its intersection with Buccaneer Boulevard (Parcel Key: 1695419)

**To:** To All Contiguous Property Owners

**PLEASE TAKE NOTICE** that during a public hearing on June 28, 2024, the Hernando County Board of County Commissioners voted 5-0 to adopt a resolution denying the petitioner's request for a rezoning from AG (Agricultural) to PDP (MF)/Planned Development Project (Multifamily) with deviations related to the File Number and Subject Property noted above.

As a result, Raysor Ventures, LLC filed a request for relief as provided by Section 70.51, Florida Statutes (F.S.). The request for relief relates to Resolution 2024-2019 and has been referred to an impartial Special Magistrate for mediation and a hearing. A complete copy of the request for relief is posted on the County's website at <https://www.hernandocounty.us/i-want-to/find/public-notice>.

As provided by Section 70.51, F.S., you may participate in the proceeding only if you submit a written request to Dereck A. Schroth, Esq., at 250 N. Main Avenue, Groveland, FL 34736 who is acting as the Special Magistrate in this matter. You must do so within 21 days of your receipt of this notice. Your participation will be limited to addressing those issues regarding alternatives, variances or adjustments of the development order or enforcement action which may affect your substantial interests.

You may obtain a copy of the Florida Land Use and Environmental Dispute Resolution Act procedures by accessing the Hernando County Code of Ordinances, Chapter 23, Article X, Sections 23-300 through 23322.

**YOU ARE FURTHER NOTIFIED** that **MEDIATION** before the Special Magistrate on Raysor Ventures LLC's request for relief has been set as follows:

Place: The Hernando County Government Center  
Board of County Commissioner's Chambers  
20 N. Main Street, Room 160  
Brooksville, FL 34601

Time: 9:00 A.M.

Date: Thursday, December 19, 2024

Please check the County's website at <https://www.hernandocounty.us/i-want-to/find/public-notice> for any changes in the location, date or time of mediation.