

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 October 7, 2024. **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 November 19, 2024. **The meeting starts at 9:00 AM and the cases will be heard thereafter in the order established when the Board agenda is published.**



THE HERNANDO SUN; Published Weekly  
Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION  
STATE OF FLORIDA  
COUNTY OF HERNANDO :

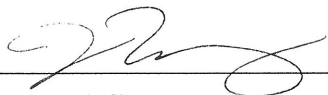
Before the undersigned authority, Julie B. Maglio, personally appeared, who on oath, says that she is Editor of the Hernando Sun, a weekly newspaper published at Brooksville in Hernando County, Florida, that the attached copy of the advertisement, being a  
NOTICE OF PUBLIC HEARING

in the matter of  
Planning and Zoning - October 7, 2024 & BOCC - November 19, 2024

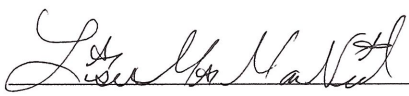
was published in said newspaper by print in the issue(s) of:  
September 27, 2024

and/or by publication on the newspaper's publicly available website, if  
authorized, on September 27, 2024

Affiant further says that the newspaper complies with all  
legal requirements for publication in chapter 50, Florida  
Statutes.

  
(Signature of Affiant)

Sworn to and subscribed before me  
This 30th day of September, 2024.

  
(Signature of Notary Public)  
LISA M. MACNEIL  
Commission # HH 254975  
Expires April 19, 2026

(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally known ☒ or

produced identification \_\_\_\_\_

Type of identification produced \_\_\_\_\_

APPLICANT: Jeffrey Roble  
FILE NUMBER: H-24-35  
REQUEST: Rezoning from AG (Agricultural) to R-1C (Residential)  
GENERAL LOCATION: West side of Treiman Boulevard, approximately 1,150' south of Knoxville Road  
PARCEL KEY NUMBER: 1825608

APPLICANT: M&R Holdings LLC  
FILE NUMBER: H-24-39  
REQUEST: Rezoning from R-1A (Residential) to C-2 (Highway Commercial)  
GENERAL LOCATION: South side of Chambord Street, approximately 300' east of Coastal Boulevard  
PARCEL KEY NUMBER: 999049

APPLICANT: Sharon Warthen  
FILE NUMBER: H-24-40  
REQUEST: Rezoning from R-1B (Residential) to R-1A(Residential)  
GENERAL LOCATION: East side of Twigg Street, approximately 300' south of Martin Luther King Jr. Boulevard.  
PARCEL KEY NUMBER: 1810712, 12676

APPLICANT: Thomas Gaulin and Zamira Romero  
FILE NUMBER: H-24-41  
REQUEST: Rezoning from AG (Agricultural) to R-1A (Residential)  
GENERAL LOCATION: Northwestern corner of the intersection of Mitchell Road and Oxley Road  
PARCEL KEY NUMBER: 362173

APPLICANT: Francine, Charissa and Terri Brooks  
FILE NUMBER: H-24-42  
REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)  
GENERAL LOCATION: East side Maridale Road at its northern terminus.  
PARCEL KEY NUMBER: 62461, 595877

APPLICANT: Timothy and Amber Fiori  
FILE NUMBER: H-24-43  
REQUEST: Rezoning from R-1C (Residential) to AR-2 (Agricultural/Residential 2)  
GENERAL LOCATION: East side of Hope Hill Road approximately 775' south of Cortez Boulevard.  
PARCEL KEY NUMBER: 858423

Notice Continues on Page 2

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 7:30 AM - 4:00 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. If you should have any additional questions regarding this issue, please contact the Planning Department at [planning@hernandocounty.us](mailto:planning@hernandocounty.us), 352-754-4057, or in writing at: Hernando County Planning Department, 1653 Blaise Drive, Brooksville, Florida 34601.

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/ Omar DePablo  
Development Services Director  
Hernando County Planning Division

REF: 09-2022 REZ.LGL  
Publish: September 27, 2024

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