



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 Hernando County Regular Meeting Agenda

in the matter of  
Planning and Zoning Commission - Monday, June 12, 2023

was published in said newspaper by print in the issue(s) of:  
June 2, 2023

**Please see notice on Page 2 and 3**

and/or by publication on the newspaper's publicly available website, if authorized, on June 2, 2023

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 4th day of June, 2023.

(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 \_\_\_\_\_



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in the matter of  
PLANNING AND ZONING COMMISSION

was published in said newspaper by print in the issue(s) of:  
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**LISAM. 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 \_\_\_\_\_

PD-23-13

**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 June 12, 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 July 11, 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: Jarrod Saulnier & Cindy Masse  
FILE NUMBER: H-23-04  
REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural Residential)  
GENERAL LOCATION: Southwest corner of Michigan Avenue and Gladstone Street  
PARCEL KEY NUMBER: 82644

APPLICANT: Joseph Perry  
FILE NUMBER: H-23-12  
REQUEST: Rezoning from R-2 (Residential) to R-1A (Residential)

GENERAL LOCATION: South side of the western terminus of Ganz Drive  
PARCEL KEY NUMBER: 4806789

APPLICANT: Ocean Bleu Group  
FILE NUMBER: H-23-11  
REQUEST: Master Plan Revision to include a rezoning from R-1A (Residential) to PDP(GC)/Planned Development Project (General Commercial) with Deviations  
GENERAL LOCATION: Northeast corner of Anderson Snow Road and County Line Road  
PARCEL KEY NUMBER: 196736, 196727, 196898, 196905, 378914

APPLICANT: Aaron and Nicole Gibson  
FILE NUMBER: H-23-14  
REQUEST: Rezoning from R-1C (Residential) to AR-2 (Agriculture Residential 2)

GENERAL LOCATION: East side of the intersection of Headstone Street and Split Stone Drive  
PARCEL KEY NUMBER: 21443

APPLICANT: Oak Development Group, LLC  
FILE NUMBER: H-22-76  
REQUEST: Rezoning from AG (Agricultural) to PDP(SF)/Planned Development Project (Single Family) and PDP(SU)/Planned Development Project (Special Use) with Deviations

GENERAL LOCATION: Eastern terminus of Godwit Avenue and Gyrafalcon Avenue and south of Seely Lane  
PARCEL KEY NUMBER: 344657

APPLICANT: Elevation Development Corporation  
FILE NUMBER: H-23-09  
REQUEST: Master Plan revision and a rezoning from PDP(GC) Planned Development (General Commercial) and PDP(OP)/Planned Development Project (Office Professional) to PDP(MF) /Planned Development Project (Multi-family) with specific C-2 uses for Drive-Thru Restaurants and Mini-Storage Facilities.

GENERAL LOCATION: North side of Elgin Boulevard approximately 450' from its intersection with Barclay Avenue and west side of Barclay Avenue, approximately 650' south of its intersection with Silverthorn Boulevard

PARCEL KEY NUMBER: 377292, 377274

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/ Michelle L. Miller  
Planning Administrator  
Hernando County Planning Division

REF: 6/11/23 REZ.LGL  
Publish: June 2, 2023

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