



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 HEARINGS on March 9, 2026; May 5, 2026

in the matter of

HERNANDO COUNTY, FLORIDA

PLANNING AND ZONING COMMISSION; BOARD OF COUNTY COMMISSIONERS

was published in said newspaper by print in the issue(s) of:
Feb. 27, 2026

and/or by publication on the newspaper's publicly available website, if authorized, on Feb. 27, 2026

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 27th day of February, 2026.

(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 _____

**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 March 9, 2026. **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 May 5, 2026. **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: Dirt Doctor 11011 LLC

FILE NUMBER: H-25-50

REQUEST: Rezoning from AG (Agriculture) to PDP(MF)/ Planned Development Project

(Multi Family) to develop townhomes

GENERAL LOCATION: North side of Bourassa Boulevard, approximately 2,133 feet from Commercial Way

PARCEL KEY NUMBER: 822756

APPLICANT: ART ERI, LLC

FILE NUMBER: H-26-07

REQUEST: Re-Establish Master Plan on Property Zoned PDP(SF)/ Planned Development Project (Single Family)

GENERAL LOCATION: North of Norvell Road, east of Sheffield Road, south of Courtland Road and west of Ludlow Lane

PARCEL KEY NUMBER: 1850562

APPLICANT: Veronica Johnson

FILE NUMBER: H-26-04

REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/ Residential)

GENERAL LOCATION: North side of Barnevelde Road approximately 240' from Celeste Avenue

PARCEL KEY NUMBER: 73850

APPLICANT: 15464 Cortez Blvd, LLC

FILE NUMBER: H-25-41

REQUEST: Master Plan revision on PDP(GC)/ Planned Development Project (General Commercial) to incorporate a Rezoning from C-2/ Commercial to PDP(GC)/Planned Development Project (General Commercial)

GENERAL LOCATION: Southeast side of Cortez Boulevard approximately 1,505 feet to Winter Street

PARCEL KEY NUMBER: 1215483, 1001720

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 -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, 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 Maryellen Waite, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-442-7787, 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 Development Services
7679-336892
Feb. 27, 2026



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LISAM M. MACNEIL
Commission # HH 254975
Expires April 19, 2026

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HERNANDO COUNTY, FLORIDA**

PLANNING AND ZONING COMMISSION

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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 April 7, 2026. **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: Jack Melton Family, Inc.

FILE NUMBER: H-25-39

REQUEST: Rezoning from AG (Agricultural) to PDP(SF)/ Planned Development Project (Single Family) with deviations

GENERAL LOCATION: East side of Lockhart Road and I-75

PARCEL KEY NUMBER: 541364, 541578

APPLICANT: Jack Melton Family, Inc.

FILE NUMBER: H-25-40

REQUEST: Rezoning from AG (agricultural) to PDP (GC) Planned Development Project, General Highway Commercial and PDP (HC) Planned Development Project Highway Commercial to CPDP Combined Planned Development Project to include PDP (SF) Planned Development Project Single Family, PDP (MF) Planned Development Project Multifamily, PDP (GC) Planned Development Project, General Commercial and PDP (HC) Planned Development Project Highway Commercial

GENERAL LOCATION: South side of Cortez Boulevard, 1,180 feet west of Nature Coast Boulevard

PARCEL KEY NUMBER: 840923, 841138, 1760151

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.

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/s/ Omar DePablo

Development Services Director
Hernando County Development Services

7679-336889
Feb. 27, 2026