



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 PLANNING AND ZONING COMMISSION & BOARD OF COUNTY COMMISSIONERS


in the matter of

APPLICANT: Society Hill Capital Partner LLC

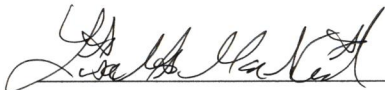
was published in said newspaper by print in the issue(s) of:
August 1, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on August 1, 2025

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 August, 2025.


(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 August 11, 2025. **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 October 7, 2025. **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: Society Hill Capital Partner LLC
FILE NUMBER: H-24-20

REQUEST: Rezoning from AG (Agricultural) to CPDP (Combined Planned Development) to include PDP(REC)/Planned Development Project (Recreation) and PDP(RR)/Planned Development Project (Resort Residential) with Deviations and Establish a (PSFOD) Public Service Facility Overlay District for the future construction of a fire station

GENERAL LOCATION: North side of Lake Lindsey Road, approximately 4,500 feet east of US Hwy 41

PARCEL KEY NUMBER: 337399, 338423, 1355893

APPLICANT: Ady Garcia Rabeiro and Samuel Medina Rivera
FILE NUMBER: H-25-19
REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)

GENERAL LOCATION: Northeast corner of Riverview Drive and Elaine Drive
PARCEL KEY NUMBER: 749159, 32645, 749140

APPLICANT: The Home Depot U.S.A., Inc.
FILE NUMBER: H-25-21
REQUEST: Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial)
GENERAL LOCATION: Northeast Corner of County Line Road and Oak Chase Boulevard
PARCEL KEY NUMBER: 1712800, 1712819, 1712891, 1712882, 1712828, 1712837, 1712846

APPLICANT: Hernando County on behalf of YouThrive
FILE NUMBER: H-25-30
REQUEST: Rezoning from PDP(SF) Planned Development Project (Single Family) to PDP(MF) Planned Development Project (Multifamily)
GENERAL LOCATION: South side of Spring Hill Drive, approximately 453 feet West of Acorn Circle
PARCEL KEY NUMBER: 230315

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 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

Published: August 1, 2025