



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
PD-26-02 — Hernando County Planning and Zoning and BCC Public Hearings

in the matter of
Planning and Zoning Commission public hearing on January 12, 2026, at 9:00 a.m., and Board of County Commissioners public hearing on March 3, 2026, at 9:00 a.m.

was published in said newspaper by print in the issue(s) of:
January 2, 2026

and/or by publication on the newspaper's publicly available website, if authorized, on January 2, 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 2nd day of January, 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 _____

PD-26-02

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 January 12, 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 March 3, 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: Dire Wolf Holdings, LLC
FILE NUMBER: H-25-45

REQUEST: Master Plan Revision for a site zoned CPDP/(Combined Planned Development Project) with PDP(SF)/Planned Development Project (Single Family), PDP(GC)/Planned Development Project (General Commercial) and PDP(SU)/Planned Development Project (Special Use) with Deviations

GENERAL LOCATION: Northwest corner of Grand Entrada Boulevard and Broad Street (US Hwy 41)
PARCEL KEY NUMBER: 00381027, 00381072, 00472517, 01456837

APPLICANT: SV Tampa Land LP
FILE NUMBER: H-25-49
REQUEST: Master Plan Revision on Property Zoned Combined Planned Development Project (CPDP) with deviations
GENERAL LOCATION: North side of Kelso Street, bound by Commercial Way and Downing Street
PARCEL KEY NUMBER: 1100007, 1099992 and 1259863

APPLICANT: Dirt Doctor 11011 LLC (Sunshine Grove)
FILE NUMBER: H-25-52
REQUEST: Rezoning from AG (Agricultural) to PD-P(NC) (Planned Development Project (Neighborhood Commercial) with Specific C-1 (General Commercial) uses and to establish an associated master plan
GENERAL LOCATION: West side of Sunshine Grove Road, directly across from Spring Ridge Subdivision
PARCEL KEY NUMBER: 344817

APPLICANT: Joseph Pastore
FILE NUMBER: H-25-54
REQUEST: Master Plan Revision on Property Zoned PDP(HC) Planned Development Project (Highway Commercial) with a special exception use for outdoor storage
GENERAL LOCATION: West side of US Hwy 19, approximately 950' north of Ridge Road
PARCEL KEY NUMBER: 86622

APPLICANT: Solid Rock Property Group
FILE NUMBER: H-25-55
REQUEST: Master Plan Revision on property zoned PDP(GC)/Planned Development Project (General Commercial) to include all of OP/Office Professional uses and Specific C2 (General Commercial) uses
GENERAL LOCATION: Southeast corner of Kettering Road and State Road 50
PARCEL KEY NUMBER: 1675066

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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 Dave Aura, 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 Planning Division

Published: January 2, 2026
