

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 July 14, 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 September 2, 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.**



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 COMMISSION & BOCC HEARING ON JULY 14, 2025 & SEPTEMBER 2, 2025

was published in said newspaper by print in the issue(s) of:
July 4, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on July 4, 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 7th day of July, 2025.

(Signature of Notary Public)



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 _____

APPLICANT: Greater Tampa Bay Area Council Inc. Boy Scouts of America

FILE NUMBER: H-25-14

REQUEST: Establish a Public Service Facility Overlay District (PS-FOD) for an electric utility operations center for Withlacoochee River Electric Cooperative

GENERAL LOCATION: South Side of Cortez Boulevard, approximately 1377' west of Hunt Lane (a portion of the Sand Hill Scout Reservation)

PARCEL KEY NUMBER: A 52-acre +/- portion of 346708

APPLICANT: Karen B. Leveritt TTEE

FILE NUMBER: H-25-17

REQUEST: Rezoning from PDP(OP) Planned Development Project (Office Professional) to R-1A (Residential)

GENERAL LOCATION: Frontage on Lake Lindsey Road at its intersection with Forbes Street

PARCEL KEY NUMBER: 337950

APPLICANT: John P Shank and JoAnn Shank

FILE NUMBER: H-25-18

REQUEST: Rezoning from PDP(MF) Planned Development Project (Multifamily) to AR-2 (Agricultural Residential 2)

GENERAL LOCATION: North side of Jacqueline Road, approximately 325' west of Madison Street

PARCEL KEY NUMBER: 01190758

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: Granger Development LLC

FILE NUMBER: H-25-09

REQUEST: Master Plan Revision and Rezoning for a property zoned PDP (GC) Planned Development Project (General Commercial) with C-2 uses for Mini-Warehouses and Outdoor Storage with deviations, to CPDP (GC) Combined Planned Development Project (General Commercial) with additional C-2 uses

GENERAL LOCATION: North side of County Line Road, approximately 340' east of Seven Hills Drive

PARCEL KEY NUMBER: 01317685

APPLICANT: William Bourguignon

FILE NUMBER: H-22-89

REQUEST: Rezoning from R-1A (Residential) to C-1 (General Commercial)

GENERAL LOCATION: East side of Maplewood Drive, approximately 275' of Calienta Street

PARCEL KEY NUMBER: 00152569

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: July 4, 2025