



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 Hernando County

in the matter of PLANNING AND ZONING COMMISSION- 2/10/25 BOARD OF COUNTY COMMISSIONERS- 4/3/25 was published in said newspaper by print in the issue(s) of: January 31, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on January 31, 2025

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

[Handwritten signature of Julie B. Maglio]

(Signature of Affiant)

Sworn to and subscribed before me This 3rd day of February, 2025.



LISA M. MACNEIL Commission # 1H 254975 Expires April 19, 2026

(Signature of Notary Public)

[Handwritten signature of Lisa M. MacNeil]

(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 February 10, 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 April 3, 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: Mohammed Abuhamra FILE NUMBER: H-24-68 REQUEST: Rezoning from PDP(GHC)/ Planned Development Project (General Highway Commercial) to PDP(GC) Planned Development Project (General Commercial with a Specific C-2 use for an Automobile Dealership

GENERAL LOCATION: East side of Linden Drive approximately 565 feet from Spring Hill Dr PARCEL KEY NUMBER: 461360

APPLICANT: Ocean Bleu FILE NUMBER: H-24-69 REQUEST: Master Plan Revision of Phase 2 of the PDP(GC) Planned Development Project (General Commercial) for Lot 4

GENERAL LOCATION: Northeast corner of Anderson Snow Road and County Line Road PARCEL KEY NUMBER: 378914

APPLICANT: Southern Valley Homes, LLC FILE NUMBER: H-24-70 REQUEST: Rezoning from PDP(REC)/Planned Development Project (Recreation) to PDP(SF)/ Planned Development Project (Single Family)

GENERAL LOCATION: Bounded by Waterfall Drive, Placid Street, Page Lane and Baton Avenue PARCEL KEY NUMBER: 412360

APPLICANT: Southern Valley Homes, LLC FILE NUMBER: H-24-71 REQUEST: AR-2(Agricultural Residential 2) to AC(Agricultural Commercial)

GENERAL LOCATION: North side of Wiscon Road, approximately 670' east of California Street PARCEL KEY NUMBER: 345736

APPLICANT: David Griner FILE NUMBER: H-24-72 REQUEST: Rezoning from C-1/General Commercial to CM-1/Marine Commercial District

GENERAL LOCATION: West of Shoal Line Boulevard, Southwest corner of the intersection of Companero Entra and Shoal Line Boulevard PARCEL KEY NUMBER: 1015207

APPLICANT: Hilltop 408, LLC FILE NUMBER: H-24-74 REQUEST: Re-Establish Master Plan on Property zoned PDP(OP)/ Planned Development Project (Office Professional) for a Freestanding Emergency Room

GENERAL LOCATION: South side of Spring Hill Drive, approximately 350' from Deering Avenue, and the intersection of Lindsay Road and Deering Avenue PARCEL KEY NUMBER: 1775877

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

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