

**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 September 9, 2024. **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 22, 2024. **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 HERNANDO COUNTY, FLORIDA PLANNING AND ZONING COMMISSION

in the matter of  
Public Hearing on September 9, 2024 - First Applicant - O'Reilly's Automotive Stores, Inc.

was published in said newspaper by print in the issue(s) of:  
August 30, 2024

and/or by publication on the newspaper's publicly available website, if authorized, on August 30, 2024

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 September, 2024.

(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 \_\_\_\_\_

APPLICANT: O'Reilly's Automotive Stores, Inc.  
FILE NUMBER: H2433  
REQUEST: Re-establishing a Master Plan on Property Zoned PDP (GHC)/Planned Development Project (General Highway Commercial) with Deviations South Side of Cortez Boulevard approximately 2,508' east of Interstate 75 1227504

GENERAL LOCATION:

PARCEL KEY NUMBER:

APPLICANT: Caleb Lane  
FILE NUMBER: H2434  
REQUEST: Rezoning from R-1B (Residential) to R-1A (Residential)

GENERAL LOCATION:

PARCEL KEY NUMBER:

APPLICANT: Florida Tropics Realty  
FILE NUMBER: H2436  
REQUEST: Rezoning from AG(Agricultural) to PDP(GC)/Planned Development Project (General Commercial) with Deviations East of US HWY 19 (Commercial Way), approximately half a mile north of SR 50 (Cortez Blvd) 654795

GENERAL LOCATION:

PARCEL KEY NUMBER:

APPLICANT: Seggie Custom Buildings/Salon Halo  
FILE NUMBER: H2437  
REQUEST: Rezoning from PDP(SF)/Planned Development Project (Single family) to PDP(OP)/Planned Development Project (Office Professional)

GENERAL LOCATION:

PARCEL KEY NUMBER:

APPLICANT: Society Hill Capital Partner LLC  
FILE NUMBER: H2420  
REQUEST: Rezoning from AG(Agricultural) to CP-DP(Combines Planned Development) to include PDP(REC)/(Recreation) and PDP(RR)/(Resort Residential) with Deviations

GENERAL LOCATION:

PARCEL KEY NUMBER:

North side of Lake Lindsey Road, approximately 4,500' east of US Hwy 41 337399, 338423, 1355893

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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](http://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](mailto: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  
Planning Administrator  
Hernando County Planning Division

Published: August 30, 2024

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