



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

APPLICANT: Mavaro, LLC

was published in said newspaper by print in the issue(s) of:
May 2, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on May 2, 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 5th day of May, 2025.

(Signature of Notary Public) **LISA M. MACNEIL**
Commission #HH 254975
Expires April 19, 2028

(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 May 12, 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 July 1, 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: Mavaro, LLC
FILE NUMBER: H-25-03
REQUEST: Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2)
GENERAL LOCATION: Frontage on Sunshine Grove Road approximately 667 feet north of Sorrel Street
PARCEL KEY NUMBER: 102800

APPLICANT: Brandon Burich & Dream Custom Homes
FILE NUMBER: H-25-04
REQUEST: Rezoning from AG (Agricultural) to PDP(RUR) Planned Development Project (Rural)
GENERAL LOCATION: Northeast Corner of Evening Star Avenue and Station Boulevard
PARCEL KEY NUMBER: 1818108, 1818091

APPLICANT: Francisco Herrera
FILE NUMBER: H-24-76
REQUEST: Rezoning from R-1C (Residential) to AR-2 (Agriculture/Residential)
GENERAL LOCATION: North of Square Stone Street, approximately 250' west of the intersection of Split Stone Drive and Square Stone Street
PARCEL KEY NUMBER: 022406

Notice Continues on Pages 2 - 3

APPLICANT: Kim Poteet and Shane Duryea
FILE NUMBER: H-25-06
REQUEST: Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION: South side of Cecil Court, approximately 288' west of Highgrove Road
PARCEL KEY NUMBER: 377041

APPLICANT: Shady Oaks Project, LLC
FILE NUMBER: H-25-15
REQUEST: Rezoning from PDP(MH) Planned Development Project (Mobile Home) to PDP(SF) Planned Development Project (Single Family) with Deviations and Establish an Associated Master Plan
GENERAL LOCATION: East Side of Treiman Boulevard, 2548 feet north of Reynolds Street, opposite Belt Drive
PARCEL KEY NUMBER: 01150471, 1078862

APPLICANT: Meritage Homes of Florida, Inc., R. Tyler Vasant, Esq.
FILE NUMBER: H-24-78
REQUEST: Master Plan Revision on Property Zoned Combined Planned Development Project including Multifamily and Specific C-2 uses and a Rezoning to include PDP(SF) Planned Development Project (Single Family) uses with deviations
GENERAL LOCATION: North side of Elgin Boulevard approximately 450' from its intersection with Barclay Avenue and west side of Barclay Avenue, approximately 650' south of its intersection with Silverthorn Boulevard
PARCEL KEY NUMBER: 377292, 377274

APPLICANT: Cabot Citrus OpCo LLC
FILE NUMBER: H-25-13
REQUEST: Rezoning from AG (Agricultural) to CPDP (Combined Planned Development Project) and Incorporation into Cabot Citrus Farms Master Plan
GENERAL LOCATION: West of Hebron Church Road and North of US Highway 98
PARCEL KEY NUMBER: 555624

APPLICANT: Cabot Citrus OpCo LLC
FILE NUMBER: CPAM2501
REQUEST: Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map on a 10.07-acre parcel from Rural to World Woods PDD
GENERAL LOCATION: West of Hebron Church Road and North of US Highway 98
PARCEL KEY NUMBER: 555624

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: May 2, 2025
