Hernando Sun
Your Weekly Local Newspaper.

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: Southern Valley Homes, LLC

was published in said newspaper by print in the issue(s) of:
May 30, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on May 30, 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 2nd day of June, 2025.

(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_____

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 June 9, 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 August 5, 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:	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:	Lance Lowery
FILE NUMBER:	H-24-81
REQUEST:	Rezoning from R1-A (Residential) and C-2 (Highway Commercial) to PDP(GC) Planned Development Project (General Commercial) with a specific C-2 use for outdoor storage
GENERAL LOCATION:	Approximately 175' north of Cortez Boulevard, bounded by Mondon Hill Road and Raley Road.
PARCEL KEY NUMBER:	1181090, 1181081, 1181125, 822872
APPLICANT:	Meridien Development LLC Mark Keschl
FILE NUMBER:	H-24-82
REQUEST:	Rezoning from PDP(SU)/Planned Development Project (Special Use) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 use for drive in restaurant with deviations
GENERAL LOCATION:	Northeast corner of Commercial Way and Spring Hill Drive
PARCEL KEY NUMBER:	411931
APPLICANT:	Arsany 66th Street, LLC
FILE NUMBER:	H-25-01
REQUEST:	Rezoning from AR-2 (Agricultural/Residential) to PDP(MF) Planned Development Project (Multifamily), PDP(GC) Planned Development Project (General Commercial), and PDP(SF)Planned Development Project (Single Family) with deviations
GENERAL LOCATION:	North of County Line Road, South of Pot O Gold Lane, approximately 1000' west of the intersection of County Line Road and Suncoast Boulevard
PARCEL KEY NUMBER:	189940, 189959

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APPLICANT:	Alton B. Wingate
FILE NUMBER:	H-25-05
REQUEST:	Rezoning from AG (Agricultural) to PD-P(GC) Planned Development Project with a Special Exception for an Educational Facility
GENERAL LOCATION:	Northwest corner of Citrus Way and Ponce De Leon Boulevard
PARCEL KEY NUMBER:	332367

APPLICANT:	Sunny Pines of Hernando LLC
FILE NUMBER:	H-25-07
REQUEST:	Re-Establish Master Plan on Property Zoned Combined Planned Development Project with C2 and R1MH Uses and deviations
GENERAL LOCATION:	Northwest corner of SR 50 and Mondon Hill Road
PARCEL KEY NUMBER:	370360

APPLICANT:	Britton and Kayla Cox
FILE NUMBER:	H-25-11
REQUEST:	Rezoning from R-1C (Residential) to AR (Agricultural/Residential)
GENERAL LOCATION:	Double frontage on Yellow Frog Ave and Palmdale Road
PARCEL KEY NUMBER:	610173

APPLICANT:	Jorge Sabater
FILE NUMBER:	H-25-12
REQUEST:	Rezoning from C-4 (Heavy Highway Commercial) to C-2 (Highway Commercial)
GENERAL LOCATION:	North side of Chambord St, approximately 690 Feet from Sunshine Grove Rd.
PARCEL KEY NUMBER:	998870

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 30, 2025