



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 CLK23-184 Notice of Public Hearing for Change of Land Use Hernando County, FL

in the matter of  
The Local Planning Agency and the Board of County Commissioners

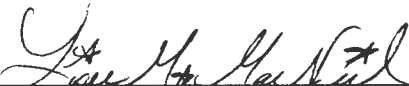
was published in said newspaper by print in the issue(s) of:  
December 1, 2023

and/or by publication on the newspaper's publicly available website, if authorized, on December 1, 2023

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 4th day of December, 2023.

  
\_\_\_\_\_  
(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 \_\_\_\_\_

CLK 23-184

**NOTICE OF PUBLIC HEARING  
FOR CHANGE OF LAND USE  
HERNANDO COUNTY, FLORIDA**

A joint public hearing with the Local Planning Agency and the Board of County Commissioners will be held on December 12, 2023, in the John Law Ayers County Commission Chambers, Hernando County Government Center, 20 North Main Street, Room 160, Brooksville, Florida. The meeting starts at 9:00 AM and the amendment will be heard thereafter in the order established when the agenda is published. The Hernando County Board of County Commissioners acting as the Local Planning Agency will review the proposed comprehensive plan amendment for consistency with the comprehensive plan of the region or appropriate local government. The Hernando County Board of County Commissioners proposes to change the use of the land and to adopt the following ordinance:

**AN ORDINANCE AMENDING THE 2040 HERNANDO COUNTY COMPREHENSIVE PLAN BY AMENDING SECTION B RELATING TO THE FUTURE LAND USE MAP AS AFFECTING 13.6 ACRES OF LAND GENERALLY LOCATED AT THE SOUTH SIDE OF OSOWAW BOULEVARD, APPROXIMATELY 1,165' EAST OF BUCCANEER BOULEVARD; PROVIDING FOR TRANSMITTAL OF ADOPTED CPAM2302 TO THE STATE LAND PLANNING AGENCY AND REVIEW AGENCIES; PROVIDING FOR APPLICABILITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**APPLICANT:** Forward Planning & Design, LLC  
on behalf of Raysor Ventures, LLC  
**FILE NUMBER:** CPAM-23-02  
**REQUEST:** Small Scale Comprehensive Plan Amendment to Change the Future Land Use Map on 13.6 acres from Residential to Commercial  
**GENERAL LOCATION:** South side of Osowaw Boulevard, approximately 1,165' east of Buccaneer Boulevard  
**PARCEL KEY NUMBER:** 1695419

Interested parties may appear at the meeting and be heard on this matter. 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. Absent any petitions to challenge, small scale amendments become effective 31 days after adoption pursuant to Section 163.3187, F.S.

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 352-540-6452, 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 and Zoning Manager  
Hernando County Developmental Services Department

REF: 12-12 CPAM  
Published: December 1, 2023