



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
Hernando County Planning & Zoning - Rezoning & Master Plan Public Hearings

in the matter of
Rezoning and master plan requests before the Hernando County Planning and Zoning Commission and Board of County Commissioners

was published in said newspaper by print in the issue(s) of:
November 28, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on November 28, 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 1st day of December, 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 December 8, 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 February 3, 2026. 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: | Medhat Kodsi |
| FILE NUMBER: | H-24-77 |
| REQUEST: | Rezoning from R1C (Residential) to PDP(GC) Planned Development Project (General Commercial) and PD-P(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations |
| GENERAL LOCATION: | East side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue. |
| PARCEL KEY NUMBER: | 62345, 634353, 634406 |
| APPLICANT: | Richard Roach and Kimberly Roach |
| FILE NUMBER: | H-25-35 |
| REQUEST: | Rezoning from R-1C(Residential) to AR(Agricultural/Residential) |
| GENERAL LOCATION: | South side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street |
| PARCEL KEY NUMBER: | 22521 |
| APPLICANT: | Lisa Tabbert |
| FILE NUMBER: | H-25-46 |
| REQUEST: | Rezoning from AG (Agricultural) to AR-2 (Agricultural /Residential 2) |
| GENERAL LOCATION: | Northeast corner of the intersection of Blackjack Street and Pineda Avenue |
| PARCEL KEY NUMBER: | 401238 |
| APPLICANT: | Lydia M Cruz |
| FILE NUMBER: | H-25-48 |
| REQUEST: | Rezoning from AG (Agricultural) to AR-2 (Agricultural/Residential 2) |
| GENERAL LOCATION: | Northern apex of Blanford Street approximately 715 feet west of Daly Road |
| PARCEL KEY NUMBER: | 1057509 |
| APPLICANT: | Soffron Holdings, LLC |
| FILE NUMBER: | H-25-51 |
| REQUEST: | Master Plan Revision on Property Zoned PDP(GC) Planned Development Project (General Commercial) with specific C-2 uses for mini-warehouses and outdoor storage with deviations to remove outdoor storage use |
| GENERAL LOCATION: | Southeast corner of Alcan Avenue and Landover Boulevard |
| PARCEL KEY NUMBER: | 417481 |
| APPLICANT: | APD Advanced Stabilization dba APD Foundation Repair |
| FILE NUMBER: | H-25-53 |
| REQUEST: | Rezoning from AG (Agricultural) to C-2 (Highway Commercial) for a Foundation Repair business |
| GENERAL LOCATION: | Northwest corner of Manecke Road and Ponce De Leon Boulevard |
| PARCEL KEY NUMBER: | 350907 |

Notice Continues on Page 2

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@hernando-county.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 Lissette Gardner, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-754-4000, 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: November 28, 2025