



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

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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 – 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 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

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