

NOTICE OF PUBLIC HEARING CONCERNING A REZONING APPLICATION FOR THE TOWN OF WHITE SPRINGS, FLORIDA

BY TOWN COUNCIL OF THE TOWN OF WHITE SPRINGS, FLORIDA, NOTICE IS HEREBY GIVEN that, pursuant to Sections 163.3161 through 163.3248, Florida Statutes, as amended, and the Town of White Springs Land Development Regulations, as amended, objections, recommendations, and comments concerning the rezoning application, as described below, will be heard by the Town Council of the Town of White Springs, Florida, also serving as the Local Planning Agency and the Planning and Zoning Board, at public hearings on **July 14, 2025**, and **July 28, 2025**, at **6:00pm**, or as soon thereafter as the matter can be heard, at **White Springs Public Library, 16403 Jewett Street, White Springs, Florida 32096**.

RZ-2025-02 (filed as **Ordinance 2025-02**), an application by **Michael Hutchinson and Annetje Hutchinson** to rezone the following described property from **CN (Commercial Neighborhood)** to **RSF/MH-1 (Residential, (Mixed) Single Family/Mobile Home)**:

Legal Description for 10351 Deer Run, White Springs, Florida (Parcel 8076-000):
6 2S 16E COM AT THE SW CORNER OF SEC 6 T2S R16E AND RUN E ALONG SEC LINE TO E R/W OF US 41 THENCE N ON E R/W 6'TO POB BEING ALSO THE NW CORNER OF LOT 6 NORTH SIDE SUBD THENCE RUN E 359' ALONG N BDY LINE OF SAID N.S. SUBD AS REC IN PUBLIC REC OF HAMILTON CO FLA TO THE NE CORNER OF LOT 4 OF SAID SUBD THENCE N ALONG THE W R/W OF AN EXT OF BEVERLY ST APPROX 162' M/L TO CENTER OF A CREEK THENCE NORTHWEST WEST AND SOUTHWEST ALONG CENTER OF CREEK TO E R/W OF US 41 THENCE S ALONG E R/W OF US 41 APPROX 45' M/L TO POB CONT APPROX 1.3 ACRES M/L TOWN OF WHITE SPRINGS ORB 301-25 ORB 533-310 AND APPROX 20 X 160 (A PORTION OF BEVERLY ST) DESCRIBED IN ORB 613-323 ORDINANCE 01-05 ORB 710-464 ORB 838-389 ORB 846-165 ORB 851-388(C/D) ORB 851-390 ORB 877-328 ORB 886-443 ORB 893-310
Containing approximately **1.37** acres.

Copies of the application and related materials are available for public inspection at **White Springs Town Hall**, Monday through Friday, from 8:00 a.m. to 5:00 p.m., excluding holidays. For more information, contact the **Town Manager Elmon Lee Garner** at **(386) 397-2310** or **manager@whitespringsfl.us**.

At the aforementioned public hearings, all interested parties may appear and be heard with respect to the proposed rezoning.

PLEASE NOTE: If any person decides to appeal any decision made by the Town Council with respect to any matter considered at the hearing, they will need a record of the proceedings. For such purpose, that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requesting reasonable accommodations to participate in this proceeding should contact the Town Manager at **(386) 397-2310** at least 48 hours prior

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RZ-2025-01 (filed as **Ordinance 2025-01**), an application by **Michael Hutchinson** and **Annetje Hutchinson** to rezone the following described property from **CN (Commercial Neighborhood)** to **RSF/MH-1 (Residential, (Mixed) Single Family/Mobile Home)**:

Legal Description for Parcel 8077-000:

6 2S 16E BEGIN AT THE SW CORNER OF LOT 7 OF NORTH SIDE SUBD AS REC IN PUBLIC REC OF HAMILTON CO FLA AND RUN N ALONG W BDY LINE OF LOT 7 & THE E BDY LINE OF AN EXT OF BEVERLY ST TO A CREEK THENCE SOUTHEAST EAST AND NORTHEAST ALONG THE CREEK TO WEST LINE OF BLK 58 THENCE S ALONG W BDY OF BLK 58 & THE E BDY OF LOT 7 NORTH SIDE SUBD TO THE SE CORNER OF LOT 7 THENCE W 210' M/L TO POINT OF BEG CONT .8 AC M/L BEING IN SEC 6 T2S R16E HAMILTON CO FLA TOWN OF WHITE SPRINGS ORB 508-199 AND APPROX 20 X 160 DESCRIBED IN ORB 613-323 A PORTION OF BEVERLY ST VACATED IN ORDINANCE 01-05 ORB 828-413 ORB 896-263
Containing approximately **.087** acres.

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RZ-2025-03 (filed as **Ordinance 2025-03**), an application by **Cynethia Williams** and **Donsha Brown** to rezone the following described property from **RSF (Residential Single Family)** to **RSF/MH-2 (Residential, (Mixed) Single Family/Mobile Home)**:

Legal Description for Parcel 8259-000:

7 2S 16E N/2 OF E/2 OF LOT 6 BLK 22 ORB 135-98 ORB 914-45 ORB 956-161 LANGS RETRACE MAP RENEAU SURVEY TOWN OF WHITE SPRINGS
Containing approximately **0.255** acres.

Copies of the application and related materials are available for public inspection at **White Springs Town Hall**, Monday through Friday, from 8:00 a.m. to 5:00 p.m., excluding holidays. For more information, contact the **Town Manager Elmon Lee Garner** at **(386) 397-2310** or **manager@whitespringsfl.us**.

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