



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

PD-25-32 NOTICE OF PUBLIC HEARING HERNANDO COUNTY, FLORIDA

in the matter of

Public Hearing - Hernando County Planning and Zoning Commission - November 10, 2025

was published in said newspaper by print in the issue(s) of:
October 31, 2025

and/or by publication on the newspaper's publicly available website, if authorized, on October 31, 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 31st day of October, 2025.

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 _____

PD-25-32

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 November 10, 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 January 6, 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.**

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| APPLICANT: | Medhat Kodsi |
| FILE NUMBER: | H-24-77 |
| REQUEST: | Rezoning from R1C (Residential) to PD-P(GC) Planned Development Project (General Commercial) and PDP(MF) Planned Development Project (Multifamily) and to Establish an Associated Master Plan with deviations |
| GENERAL LOCATION: | West side of Commercial Way approximately 0.14 miles south of Zebrafinch Avenue |
| PARCEL KEY NUMBER: | 62345, 634353, 634406 |
| APPLICANT: | Granger Development LLC |
| FILE NUMBER: | H-25-09 |
| REQUEST: | Master Plan Revision and Rezoning for a property zoned PDP (GC) Planned Development Project (General Commercial) with C-2 uses for Mini-Warehouses and Outdoor Storage with deviations, to CDP(GC) Combined Planned Development Project (General Commercial) with additional C-2 uses |
| GENERAL LOCATION: | North side of County Line Road, approximately 340' east of Seven Hills Drive |
| PARCEL KEY NUMBER: | 01317685 |

Notice Continues on Page 2

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|--------------------|---|
| APPLICANT: | 520 SW 15 Street LLC- Jason Soldini |
| FILE NUMBER: | H-25-27 |
| REQUEST: | Master Plan revision with a Rezoning to CPDP/ Combined Planned Development Project to include PDP(REC)/ Planned Development Project (Recreational) |
| GENERAL LOCATION: | South side of Cortez Boulevard, approximately 880 feet southeast of Mary's Fish Camp Road |
| PARCEL KEY NUMBER: | 89692 |
| APPLICANT: | Aaron Lee Branham Sr. |
| FILE NUMBER: | H-25-34 |
| REQUEST: | Rezoning from R-1C(Residential) to AR(Agricultural/Residential) |
| GENERAL LOCATION: | North side of Alloy Street, approximately 725' west of the intersection of Atwood Drive and Alloy Street |
| PARCEL KEY NUMBER: | 855729 |
| APPLICANT: | Richard Roach and Kimberly Roach |
| FILE NUMBER: | H-25-35 |
| REQUEST: | Rezoning from R-1C(Residential) to AR(Agricultural/Residential) |
| GENERAL LOCATION: | North side of Faculty Street, approximately 325' west of the intersection of Split Stone Drive and Faculty Street |
| PARCEL KEY NUMBER: | 22521 |
| APPLICANT: | Ville Di Toscana (Robert Bozzi) |
| FILE NUMBER: | H-25-36 |
| REQUEST: | Rezoning from PDP(RR) Planned Development Project (Resort Residential) to PDP(SF) Planned Development Project (Single Family) |
| GENERAL LOCATION: | Southwest side of Croom Rital Road, approximately 1535 feet northwest of Cortez Boulevard (S.R. 50) |
| PARCEL KEY NUMBER: | 373090, 373660, 862604 |
| APPLICANT: | Erran O' Donnell, Sasha Ripa, David E Soch and Maria C. Soch |
| FILE NUMBER: | H-25-37 |
| REQUEST: | Rezoning from R1-C (Residential) to AR (Agricultural/Residential) |
| GENERAL LOCATION: | Approximately 2,168' east of Commercial Way and 2,377' north of Hexam Road |
| PARCEL KEY NUMBER: | 719351, 65226, 719404 |
| APPLICANT: | Sand Ridge Hernando 47, LLC |
| FILE NUMBER: | H-25-42 |
| REQUEST: | Master Plan Revision on Property Zoned PDP(SF) Planned Development Project (Single Family) |
| GENERAL LOCATION: | Approximately 1000' east of Elwood Road, approximately 3,500' south of Elgin Blvd |
| PARCEL KEY NUMBER: | 377158, 377229, 377247, 377265 |
| APPLICANT: | Goettle Special Services Co |
| FILE NUMBER: | H-25-43 |
| REQUEST: | Master Plan Revision on property zoned PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) to include the removal of the PSFOD/ Public Service Facility Overlay District for a lime stabilization and residual management treatment facility |
| GENERAL LOCATION: | West side of Downwind Way Approximately 2,634 Feet from Radial Road and East of the Suncoast Parkway |
| PARCEL KEY NUMBER: | 378175 |
| APPLICANT: | Maine Drilling and Blasting Inc |
| FILE NUMBER: | H-25-44 |
| REQUEST: | Rezoning From AR2/ Agricultural Residential to PDP(HHC)/ Planned Development Project (Heavy Highway Commercial) for a Heavy Construction Service Establishment with deviations |
| GENERAL LOCATION: | Southwest Corner of Lake Lindsey Road and Ponce De Leon Boulevard |
| PARCEL KEY NUMBER: | 75965 |

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 Tiffany Wright, Hernando County Risk Management, 15470 Flight Path Drive Brooksville, FL 34604, telephone 352-540-6289, 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: October 31, 2025