



THE HERNANDO SUN; Published Weekly

Brooksville Hernando County FLORIDA

PUBLISHER'S AFFIDAVIT OF PUBLICATION

STATE OF FLORIDA

COUNTY OF HERNANDO :

Before the undersigned authority personally appeared Julie B. Maglio, 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-22-39 NOTICE OF PUBLIC HEARING

in the matter of

PLANNING AND ZONING COMMISSION

in said newspaper in the issue(s) of:

July 29, 2022

Please see notice on page 2-3

Affiant further says that the said newspaper is a newspaper published at Brooksville, in said Hernando County, Florida, and that the said newspaper has heretofore been continuously published in said Hernando County, Florida, each week and has been entered as periodicals matter at the post office in Brooksville, in said Hernando County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



(Signature of Affiant)

Sworn to and subscribed before me  
this 29th day of July, 2022.



(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 August 8, 2022. **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 September 13, 2022. **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:	Oronzo Triggoano
FILE NUMBER:	H2236
REQUEST:	Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(GC)/Planned Development Project (General Commercial) with a Specific C-2 Use
GENERAL LOCATION:	West side of US Hwy 41, approximately 1,800' north of Southern Hills Boulevard
PARCEL KEY NUMBER:	201454
APPLICANT:	Earthgroup, LLC
FILE NUMBER:	H2237
REQUEST:	Establish a Master Plan on Property Zoned PDP(CP)/Planned Development Project (Corporate Park) with Deviations
GENERAL LOCATION:	West side of Anderson Snow Road, on the east side of Industrial Loop approximately 650' from Anderson Snow Road
PARCEL KEY NUMBER:	1627715
APPLICANT:	Pulte Home Company, LLC
FILE NUMBER:	H2219
REQUEST:	Rezoning from AG/Agricultural) to PDP(SF)/Planned Development Project (Single Family) with Deviations
GENERAL LOCATION:	South side of Powell Road, approximately 1,600' west of California Street
PARCEL KEY NUMBER:	377498
APPLICANT:	Richard Rizzolo Agency
FILE NUMBER:	H2234
REQUEST:	Rezoning from PDP(OP)/Planned Development Project (Office Professional) to PDP(SF)/Planned Development Project (Single Family)
GENERAL LOCATION:	South side of Maderia Street, approximately 142' west of Mariner Boulevard
PARCEL KEY NUMBER:	282269
APPLICANT:	CFB Realty, LLC
FILE NUMBER:	H2235
REQUEST:	Establish Master Plan on Property Zoned PDP(GC)/Planned Development Project (General Commercial) with a Rezoning to include a Specific C-2(Highway Commercial) use with Outdoor Storage and Deviations
GENERAL LOCATION:	Southeast corner of Cortez Boulevard and Kettering Road
PARCEL KEY NUMBER:	1675066
APPLICANT:	William Ryan Homes Florida, Inc.
FILE NUMBER:	H2250
REQUEST:	Master Plan Revision on Property Zoned PDP(SF)/Planned Development Project (Single Family) with Deviations
GENERAL LOCATION:	North side of Challice Drive, approximately 450' west of Anderson Snow Road
PARCEL KEY NUMBER:	00379101
APPLICANT:	Richard Doskoez/Bruce Wilt
FILE NUMBER:	H-22-25
REQUEST:	Rezoning from AG/(Agricultural) to PDP(HC)/Planned Development Project (Highway Commercial) with Deviations
GENERAL LOCATION:	South side of Old Ayers Road, approximately 950' east of Broad Street
PARCEL KEY NUMBER:	1088637

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 8:00 AM - 5:00 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. Questions may also be directed to: Omar DePablo, Senior Planner, at 352-754-4057, Extension 28026, email: [odepablo@hernandocounty.us](mailto:odepablo@hernandocounty.us); or Michelle Miller, Acting Planning Administrator, at 352-754-4057, Extension 28027, email: [mimiller@hernandocounty.us](mailto:mimiller@hernandocounty.us).

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 352-754-4002, no later than three (3) days prior to the proceedings. If hearing impaired, please call 1-800-676-3777 for assistance.

/s/ Michelle L. Miller  
Acting Planning Administrator  
Hernando County Planning Department

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