



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.

*[Handwritten signature]*

(Signature of Affiant)

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

*[Handwritten signature of Notary Public]*

(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 \_\_\_\_\_

Received

AUG 04 2022

Planning Department  
Hernando County, Florida

**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 Trigoano  
 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 Madena 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 28028, email: [odepablo@hernandocounty.us](mailto:odepablo@hernandocounty.us); or Michelle Miller, Acting Planning Administrator, at 352-754-4057, Extension 28027, email: [milmiller@hernandocounty.us](mailto:milmiller@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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